

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	0	- 100.0%	9	4	- 55.6%
Closed Sales	2	2	0.0%	10	6	- 40.0%
Median Sales Price*	\$3,915,000	\$2,112,500	- 46.0%	\$3,405,000	\$2,607,000	- 23.4%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.5	3.9	+ 56.0%	--	--	--
Cumulative Days on Market Until Sale	152	70	- 53.9%	111	77	- 30.6%
Percent of Original List Price Received*	97.0%	105.4%	+ 8.7%	94.9%	96.4%	+ 1.6%
New Listings	2	4	+ 100.0%	10	11	+ 10.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

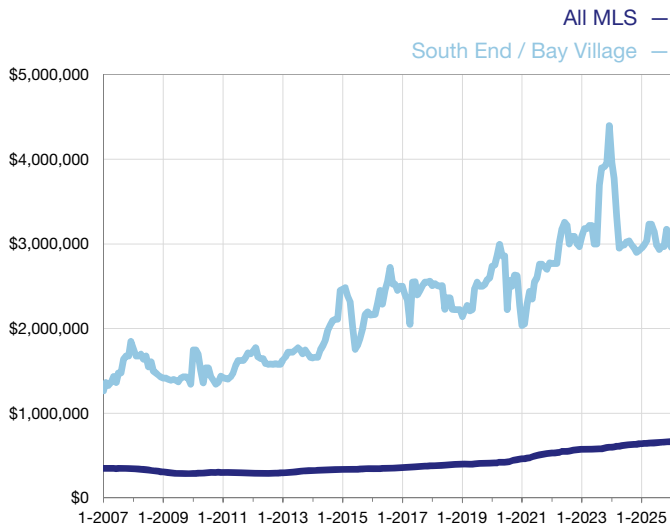
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	44	47	+ 6.8%	115	106	- 7.8%
Closed Sales	24	19	- 20.8%	87	72	- 17.2%
Median Sales Price*	\$950,500	\$1,182,500	+ 24.4%	\$1,000,000	\$1,288,750	+ 28.9%
Inventory of Homes for Sale	154	161	+ 4.5%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	48	62	+ 29.2%	69	62	- 10.1%
Percent of Original List Price Received*	97.7%	97.1%	- 0.6%	97.4%	97.2%	- 0.2%
New Listings	104	102	- 1.9%	257	252	- 1.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

