

South Boston

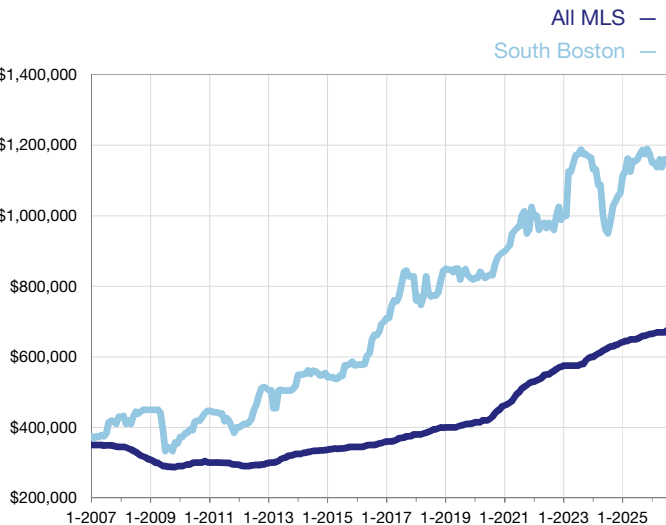
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	2	- 71.4%	27	26	- 3.7%
Closed Sales	2	5	+ 150.0%	23	24	+ 4.3%
Median Sales Price*	\$815,000	\$950,000	+ 16.6%	\$1,160,000	\$1,125,000	- 3.0%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	2.3	3.6	+ 56.5%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	58	47	- 19.0%
Percent of Original List Price Received*	100.1%	99.4%	- 0.7%	92.9%	97.7%	+ 5.2%
New Listings	4	5	+ 25.0%	35	48	+ 37.1%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	31	+ 6.9%	255	237	- 7.1%
Closed Sales	54	49	- 9.3%	235	198	- 15.7%
Median Sales Price*	\$845,000	\$820,000	- 3.0%	\$879,000	\$882,500	+ 0.4%
Inventory of Homes for Sale	131	105	- 19.8%	--	--	--
Months Supply of Inventory	4.4	3.7	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	36	44	+ 22.2%	44	47	+ 6.8%
Percent of Original List Price Received*	97.7%	97.1%	- 0.6%	98.1%	97.5%	- 0.6%
New Listings	33	48	+ 45.5%	442	402	- 9.0%

* 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

