

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

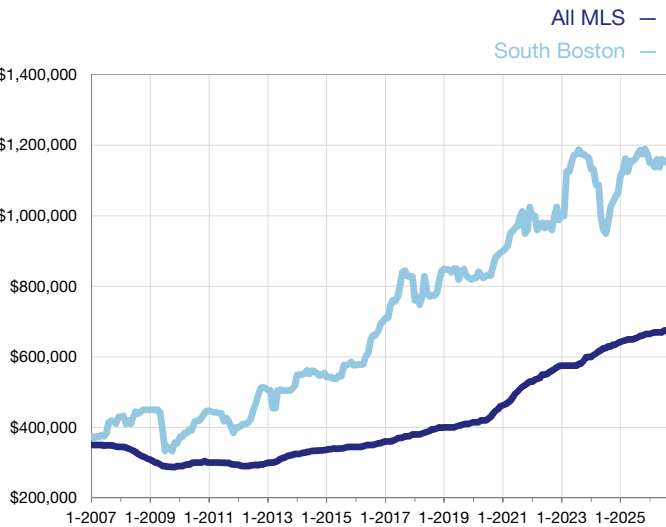
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	33	29	- 12.1%
Closed Sales	3	4	+ 33.3%	26	28	+ 7.7%
Median Sales Price*	\$1,500,000	\$1,105,000	- 26.3%	\$1,167,500	\$1,125,000	- 3.6%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	55	45	- 18.2%
Percent of Original List Price Received*	94.2%	97.2%	+ 3.2%	93.0%	97.7%	+ 5.1%
New Listings	5	5	0.0%	40	52	+ 30.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	25	0.0%	280	256	- 8.6%
Closed Sales	44	30	- 31.8%	279	231	- 17.2%
Median Sales Price*	\$937,500	\$799,500	- 14.7%	\$880,000	\$880,000	0.0%
Inventory of Homes for Sale	87	75	- 13.8%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	53	54	+ 1.9%	45	48	+ 6.7%
Percent of Original List Price Received*	95.4%	97.6%	+ 2.3%	97.7%	97.5%	- 0.2%
New Listings	14	15	+ 7.1%	456	416	- 8.8%

* 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

