

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

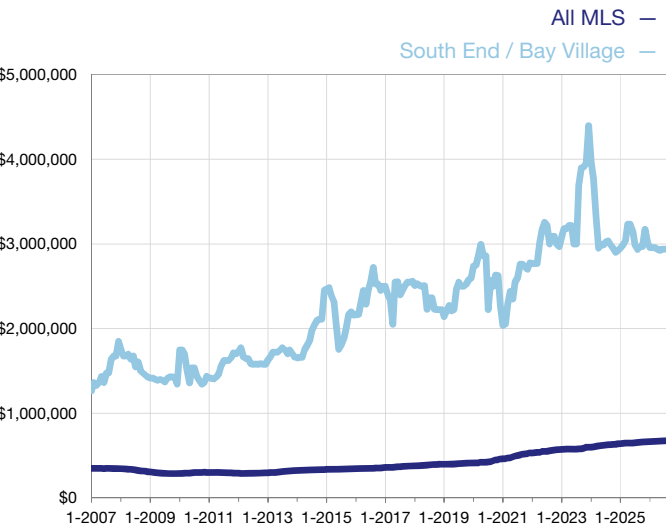
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	15	12	- 20.0%
Closed Sales	2	4	+ 100.0%	21	13	- 38.1%
Median Sales Price*	\$3,235,000	\$4,037,500	+ 24.8%	\$3,150,000	\$3,129,000	- 0.7%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	51	78	+ 52.9%	93	71	- 23.7%
Percent of Original List Price Received*	95.6%	85.3%	- 10.8%	96.1%	92.5%	- 3.7%
New Listings	3	2	- 33.3%	24	24	0.0%

* 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	15	20	+ 33.3%	234	222	- 5.1%
Closed Sales	32	26	- 18.8%	241	216	- 10.4%
Median Sales Price*	\$1,052,500	\$965,000	- 8.3%	\$1,060,000	\$1,172,500	+ 10.6%
Inventory of Homes for Sale	103	97	- 5.8%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--
Cumulative Days on Market Until Sale	35	67	+ 91.4%	46	52	+ 13.0%
Percent of Original List Price Received*	97.0%	94.8%	- 2.3%	97.5%	97.2%	- 0.3%
New Listings	25	20	- 20.0%	438	431	- 1.6%

* 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

