

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

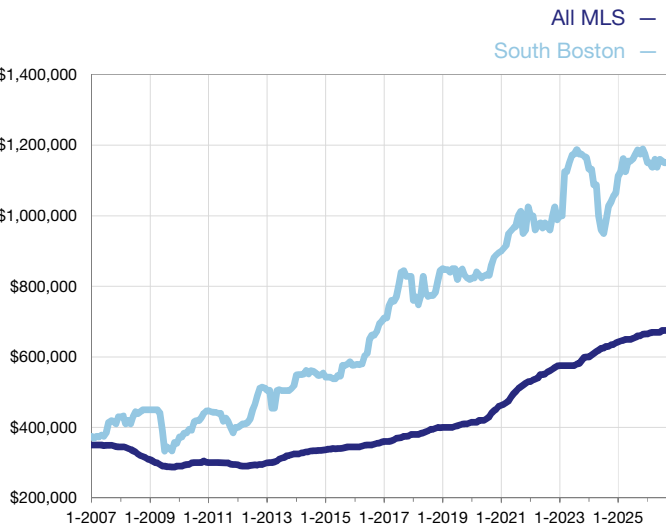
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	36	32	- 11.1%
Closed Sales	10	2	- 80.0%	36	30	- 16.7%
Median Sales Price*	\$1,411,250	\$2,635,000	+ 86.7%	\$1,187,000	\$1,155,000	- 2.7%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--
Cumulative Days on Market Until Sale	47	56	+ 19.1%	53	46	- 13.2%
Percent of Original List Price Received*	95.3%	89.2%	- 6.4%	93.7%	97.1%	+ 3.6%
New Listings	13	6	- 53.8%	53	57	+ 7.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	14	- 17.6%	297	267	- 10.1%
Closed Sales	21	23	+ 9.5%	300	258	- 14.0%
Median Sales Price*	\$710,000	\$885,000	+ 24.6%	\$875,000	\$877,500	+ 0.3%
Inventory of Homes for Sale	125	120	- 4.0%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--
Cumulative Days on Market Until Sale	54	60	+ 11.1%	46	50	+ 8.7%
Percent of Original List Price Received*	97.1%	94.6%	- 2.6%	97.6%	97.2%	- 0.4%
New Listings	73	74	+ 1.4%	529	488	- 7.8%

* 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

