

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	18	13	- 27.8%
Closed Sales	0	1	--	21	14	- 33.3%
Median Sales Price*	\$0	\$540,000	--	\$3,150,000	\$3,027,000	- 3.9%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	4.9	7.7	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	0	2	--	93	66	- 29.0%
Percent of Original List Price Received*	0.0%	100.0%	--	96.1%	93.0%	- 3.2%
New Listings	6	9	+ 50.0%	30	33	+ 10.0%

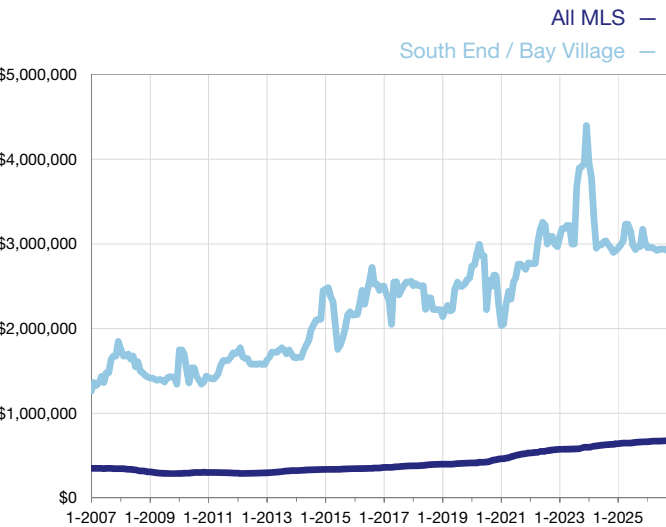
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	21	24	+ 14.3%	255	243	- 4.7%
Closed Sales	14	19	+ 35.7%	255	235	- 7.8%
Median Sales Price*	\$785,000	\$1,380,000	+ 75.8%	\$1,030,000	\$1,182,500	+ 14.8%
Inventory of Homes for Sale	150	156	+ 4.0%	--	--	--
Months Supply of Inventory	5.2	5.9	+ 13.5%	--	--	--
Cumulative Days on Market Until Sale	55	52	- 5.5%	47	52	+ 10.6%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.8%	97.4%	97.2%	- 0.2%
New Listings	93	105	+ 12.9%	531	539	+ 1.5%

* 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

