Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

South Boston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**4**	- 50.0%	44	**34**	- 22.7%
Closed Sales	1	**3**	+ 200.0%	37	**33**	- 10.8%
Median Sales Price*	$1,960,000	**$1,100,000**	- 43.9%	$1,199,000	**$1,150,000**	- 4.1%
Inventory of Homes for Sale	10	**13**	+ 30.0%	--	--	--
Months Supply of Inventory	2.4	**3.9**	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	66	**97**	+ 47.0%	53	**50**	- 5.7%
Percent of Original List Price Received*	89.1%	**93.1%**	+ 4.5%	93.5%	**96.7%**	+ 3.4%
New Listings	5	**7**	+ 40.0%	58	**63**	+ 8.6%

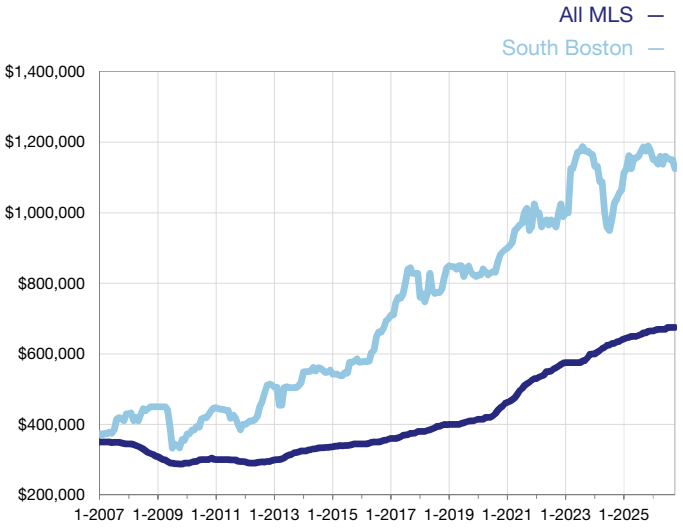
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

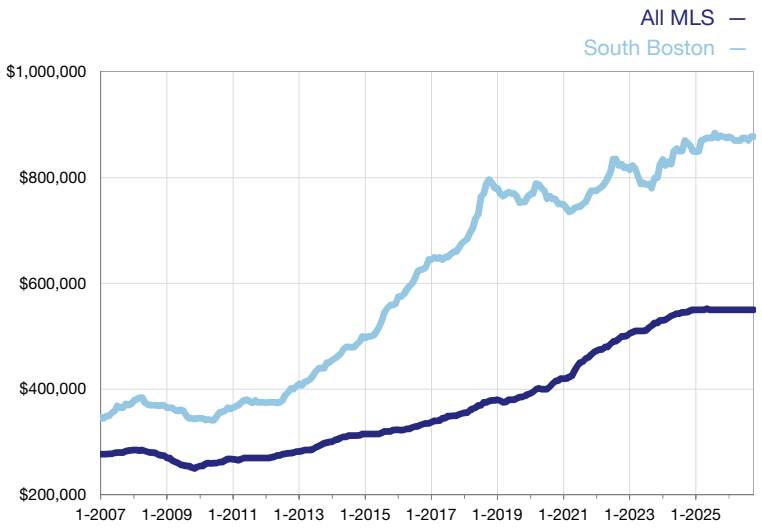
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	23	**26**	+ 13.0%	320	**290**	- 9.4%
Closed Sales	16	**14**	- 12.5%	316	**273**	- 13.6%
Median Sales Price*	$897,500	**$910,000**	+ 1.4%	$877,000	**$881,250**	+ 0.5%
Inventory of Homes for Sale	125	**98**	- 21.6%	--	--	--
Months Supply of Inventory	4.2	**3.6**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	54	**55**	+ 1.9%	46	**50**	+ 8.7%
Percent of Original List Price Received*	96.7%	**95.9%**	- 0.8%	97.6%	**97.2%**	- 0.4%
New Listings	51	**21**	- 58.8%	580	**509**	- 12.2%

* 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



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