Local Market Update – October 2026

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

South End / Bay Village

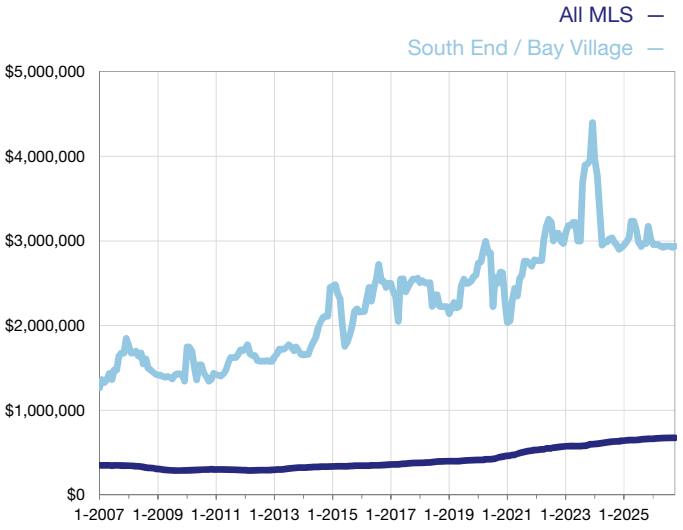
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**4**	+ 100.0%	20	**17**	- 15.0%
Closed Sales	3	**0**	- 100.0%	24	**14**	- 41.7%
Median Sales Price*	$490,000	**$0**	- 100.0%	$3,110,125	**$3,027,000**	- 2.7%
Inventory of Homes for Sale	16	**12**	- 25.0%	--	--	--
Months Supply of Inventory	6.5	**5.3**	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	32	**0**	- 100.0%	86	**66**	- 23.3%
Percent of Original List Price Received*	100.7%	**0.0%**	- 100.0%	96.7%	**93.0%**	- 3.8%
New Listings	6	**5**	- 16.7%	36	**38**	+ 5.6%

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

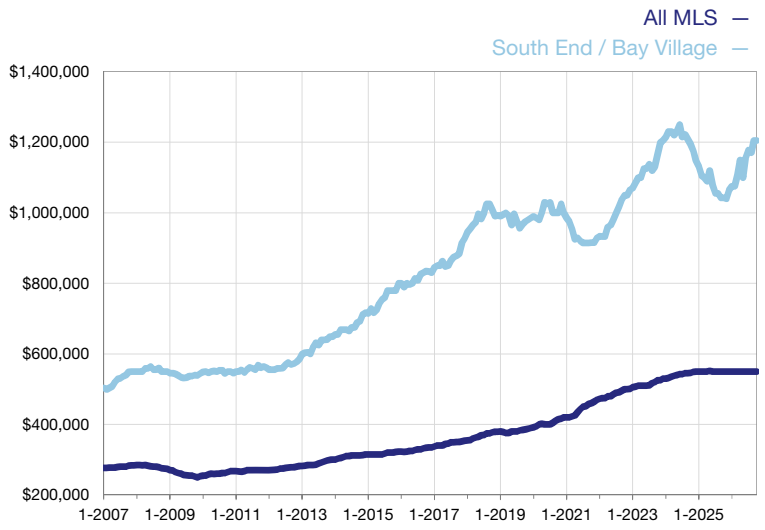
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	31	**34**	+ 9.7%	286	**272**	- 4.9%
Closed Sales	19	**19**	0.0%	274	**256**	- 6.6%
Median Sales Price*	$1,015,000	**$1,136,500**	+ 12.0%	$1,029,000	**$1,177,500**	+ 14.4%
Inventory of Homes for Sale	135	**148**	+ 9.6%	--	--	--
Months Supply of Inventory	4.9	**5.7**	+ 16.3%	--	--	--
Cumulative Days on Market Until Sale	64	**66**	+ 3.1%	48	**53**	+ 10.4%
Percent of Original List Price Received*	96.4%	**95.9%**	- 0.5%	97.4%	**97.1%**	- 0.3%
New Listings	41	**53**	+ 29.3%	572	**591**	+ 3.3%

* 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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