

South Boston, MA Area Market Review

2025 vs. 2024 As of December 31, 2025

Prepared by James Polino on Friday, February 20, 2026

Single Family

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	7	3	-4	-57.14%	↓
Average Days on Market	45	58	13	28.89%	↑
Average List Price	\$1,449,285.71	\$1,683,000.00	\$233,714.29	16.13%	↑
Average List \$ / SqFt	\$748.11	\$801.53	\$53.42	7.14%	↑
Approximate Absorption Rate	59.52%	141.67%	82.15%	138.02%	↑
Approximate Months Supply of Inventory	1.68	0.71	-0.97	-57.74%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	70	77	7	10%	↑
Average Original List Price	\$1,517,954.26	\$1,386,658.42	-\$131,295.84	-8.65%	↓
Average Original List \$ / SqFt	\$728.29	\$759.26	\$30.97	4.25%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	52	59	7	13.46%	↑
Average List Price	\$1,378,959.60	\$1,283,013.53	-\$95,946.07	-6.96%	↓
Average List \$ / SqFt	\$689.12	\$719.53	\$30.41	4.41%	↑
Average Days to Offer	40	37	-3	-7.50%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	25	27	2	8%	↑
Average Original List Price	\$1,551,111.96	\$1,521,700.00	-\$29,411.96	-1.90%	↓
Average Original List \$ / SqFt	\$739.08	\$804.02	\$64.94	8.79%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	50	51	1	2%	↑
Average Days on Market	47	51	4	8.51%	↑
Average Days to Offer	33	43	10	30.30%	↑
Average Sale Price	\$1,242,910.00	\$1,268,607.98	\$25,697.98	2.07%	↑
Average Sale \$ / SqFt	\$645.58	\$687.48	\$41.90	6.49%	↑
Average List Price	\$1,293,435.98	\$1,321,976.45	\$28,540.47	2.21%	↑
Average List \$ / SqFt	\$671.19	\$716.38	\$45.19	6.73%	↑
Average Original List Price	\$1,324,635.98	\$1,363,345.08	\$38,709.10	2.92%	↑
Average Original List \$ / SqFt	\$687.41	\$735.23	\$47.82	6.96%	↑
Average Sale Price as % of List Price	96.36%	96%	-0.36%	-0.37%	↓
Average Sale Price as % of Original List Price	93.94%	93.82%	-0.12%	-0.13%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	70	77	7	10%	↑
Units Price Changed	25	27	2	8%	↑
Units Went Pending	52	59	7	13.46%	↑
Units Sold	50	51	1	2%	↑

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Condominium

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	48	45	-3	-6.25%	↓
Average Days on Market	95	108	13	13.68%	↑
Average List Price	\$1,170,943.73	\$1,067,575.56	-\$103,368.17	-8.83%	↓
Average List \$ / SqFt	\$891.17	\$877.32	-\$13.85	-1.55%	↓
Approximate Absorption Rate	63.72%	72.22%	8.50%	13.34%	↑
Approximate Months Supply of Inventory	1.57	1.38	-0.19	-12.10%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	592	658	66	11.15%	↑
Average Original List Price	\$1,049,341.74	\$1,058,399.52	\$9,057.78	0.86%	↑
Average Original List \$ / SqFt	\$847.94	\$882.54	\$34.60	4.08%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	406	396	-10	-2.46%	↓
Average List Price	\$967,360.07	\$974,944.91	\$7,584.84	0.78%	↑
Average List \$ / SqFt	\$821.47	\$844.81	\$23.34	2.84%	↑
Average Days to Offer	36	35	-1	-2.78%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	161	230	69	42.86%	↑
Average Original List Price	\$1,101,281.17	\$1,121,239.95	\$19,958.78	1.81%	↑
Average Original List \$ / SqFt	\$844.09	\$900.85	\$56.76	6.72%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	367	388	21	5.72%	↑
Average Days on Market	51	49	-2	-3.92%	↓
Average Days to Offer	34	35	1	2.94%	↑
Average Sale Price	\$949,074.02	\$956,061.88	\$6,987.86	0.74%	↑
Average Sale \$ / SqFt	\$803.61	\$832.72	\$29.11	3.62%	↑
Average List Price	\$968,366.56	\$972,356.18	\$3,989.62	0.41%	↑
Average List \$ / SqFt	\$816.83	\$844.26	\$27.43	3.36%	↑
Average Original List Price	\$980,403.01	\$987,043.69	\$6,640.68	0.68%	↑
Average Original List \$ / SqFt	\$826.98	\$856.26	\$29.28	3.54%	↑
Average Sale Price as % of List Price	98.46%	98.69%	0.23%	0.23%	↑
Average Sale Price as % of Original List Price	97.28%	97.34%	0.06%	0.06%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	592	659	67	11.32%	↑
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Multi Family

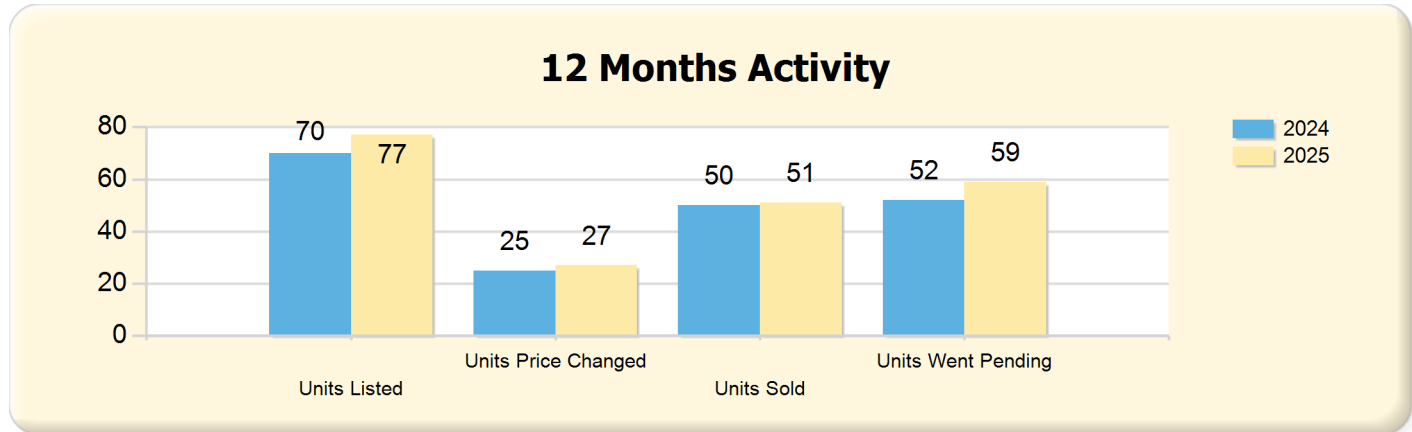
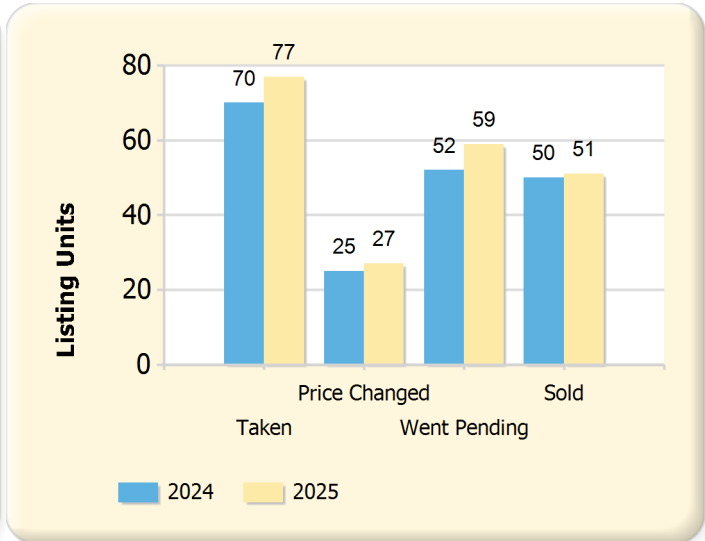
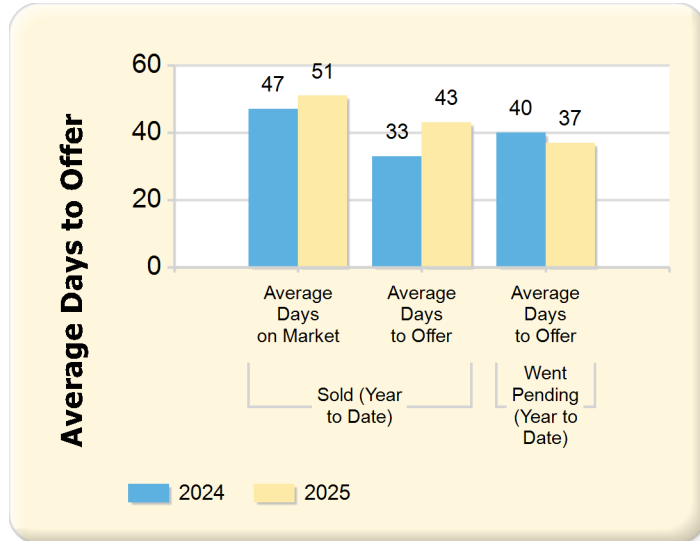
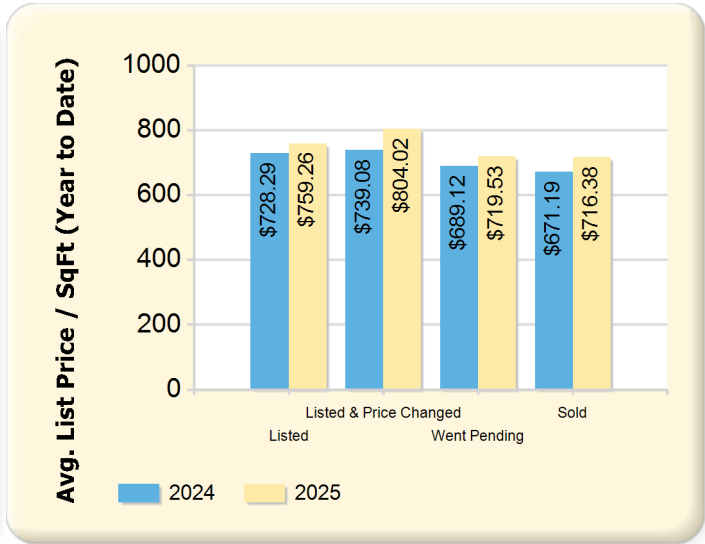
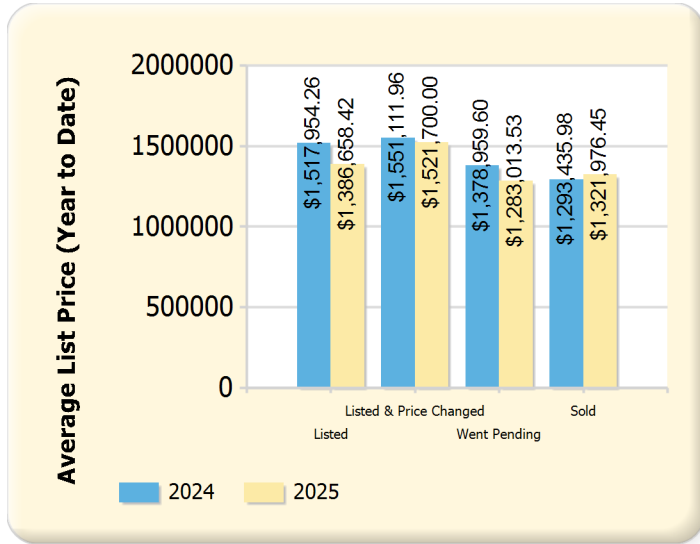
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	10	9	-1	-10%	↓
Average Days on Market	141	168	27	19.15%	↑
Average List Price	\$2,398,000.00	\$2,275,444.44	-\$122,555.56	-5.11%	↓
Average List \$ / SqFt	\$783.76	\$656.51	-\$127.25	-16.24%	↓
Approximate Absorption Rate	33.33%	44.44%	11.11%	33.33%	↑
Approximate Months Supply of Inventory	3.00	2.25	-0.75	-25%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	80	86	6	7.50%	↑
Average Original List Price	\$2,458,716.24	\$2,099,621.83	-\$359,094.41	-14.60%	↓
Average Original List \$ / SqFt	\$742.75	\$669.27	-\$73.48	-9.89%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	42	55	13	30.95%	↑
Average List Price	\$1,784,088.10	\$1,792,470.69	\$8,382.59	0.47%	↑
Average List \$ / SqFt	\$685.40	\$618.49	-\$66.91	-9.76%	↓
Average Days to Offer	38	50	12	31.58%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	17	28	11	64.71%	↑
Average Original List Price	\$2,302,464.65	\$1,848,035.36	-\$454,429.29	-19.74%	↓
Average Original List \$ / SqFt	\$807.09	\$659.13	-\$147.96	-18.33%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	40	48	8	20%	↑
Average Days on Market	60	61	1	1.67%	↑
Average Days to Offer	40	48	8	20%	↑
Average Sale Price	\$1,749,940.50	\$1,705,061.46	-\$44,879.04	-2.56%	↓
Average Sale \$ / SqFt	\$669.52	\$588.64	-\$80.88	-12.08%	↓
Average List Price	\$1,832,895.00	\$1,748,393.52	-\$84,501.48	-4.61%	↓
Average List \$ / SqFt	\$702.42	\$608.11	-\$94.31	-13.43%	↓
Average Original List Price	\$1,883,997.50	\$1,838,416.44	-\$45,581.06	-2.42%	↓
Average Original List \$ / SqFt	\$717.18	\$639.81	-\$77.37	-10.79%	↓
Average Sale Price as % of List Price	95.43%	97.35%	1.92%	2.01%	↑
Average Sale Price as % of Original List Price	93.21%	93.50%	0.29%	0.31%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	80	86	6	7.50%	↑
Units Price Changed	17	28	11	64.71%	↑
Units Went Pending	42	55	13	30.95%	↑
Units Sold	40	48	8	20%	↑

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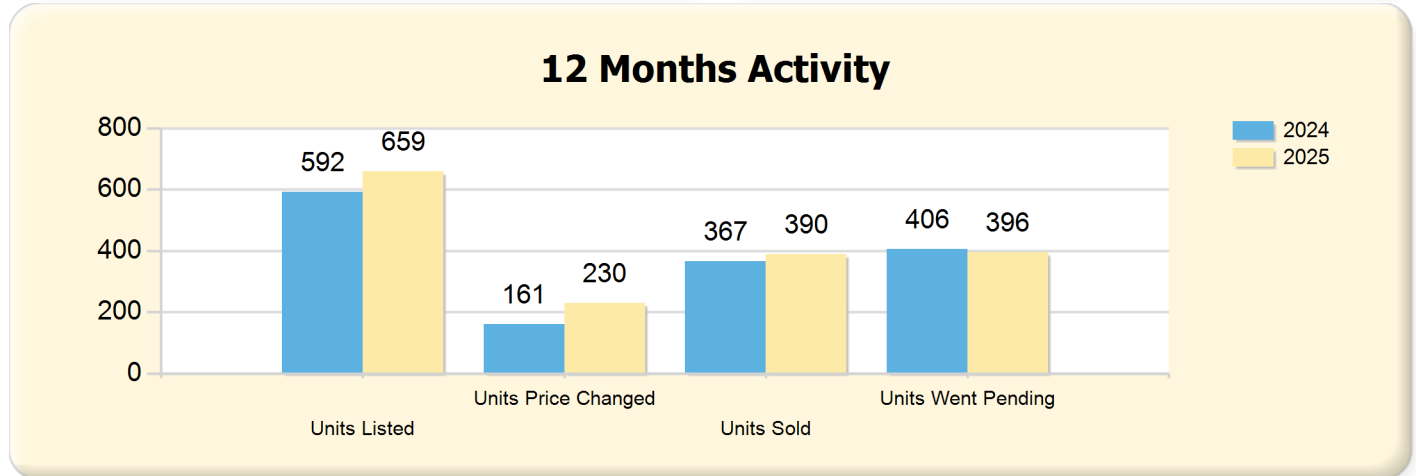
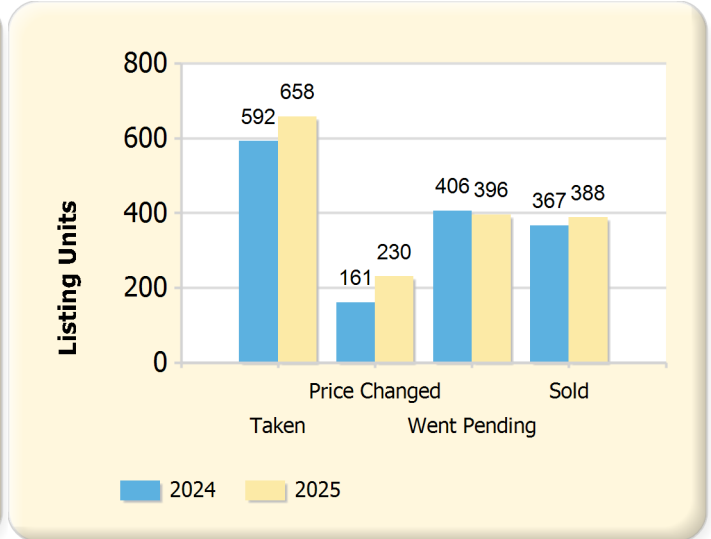
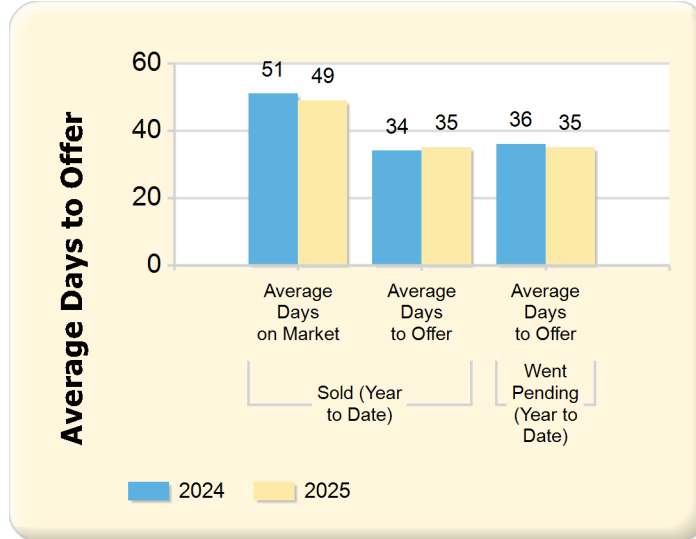
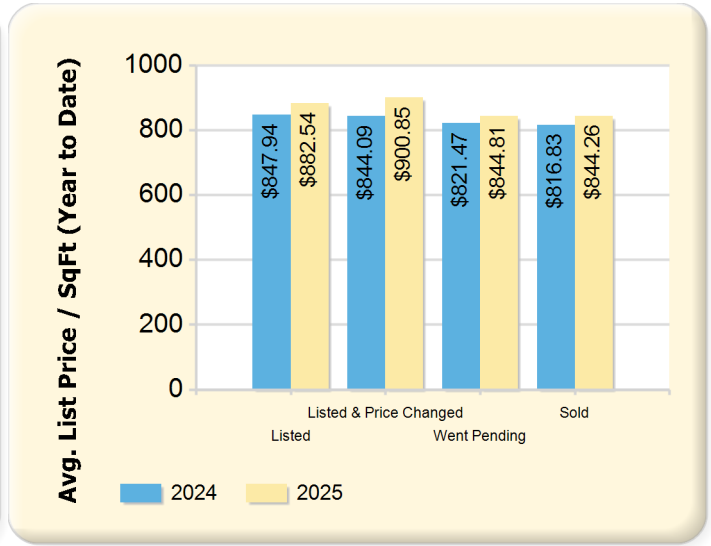
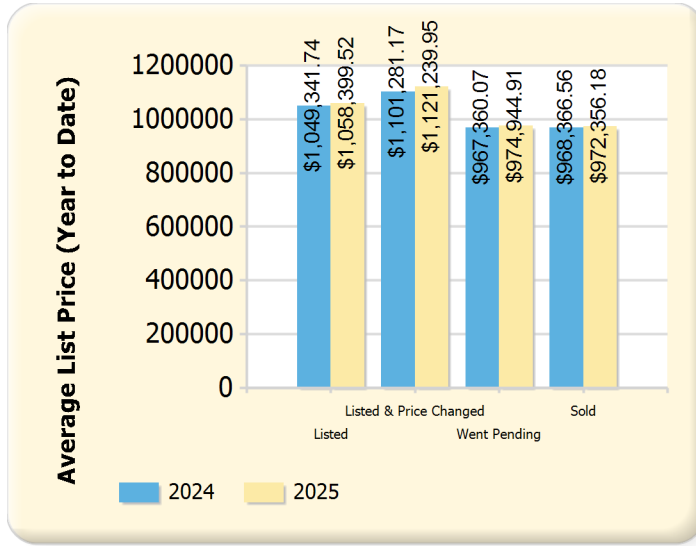


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