

South Boston, MA Area Market Review

2025 vs. 2024 As of June 30, 2025

Prepared by James Polino on Saturday, September 20, 2025

Single Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	13	15	2	15.38%	↑
Average Days on Market	44	47	3	6.82%	↑
Average List Price	\$1,647,684.62	\$1,687,333.33	\$39,648.71	2.41%	↑
Average List \$ / SqFt	\$740.35	\$748.69	\$8.34	1.13%	↑
Approximate Absorption Rate	23.72%	26.11%	2.39%	10.08%	↑
Approximate Months Supply of Inventory	4.22	3.83	-0.39	-9.24%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	29	36	7	24.14%	↑
Average Original List Price	\$1,449,586.21	\$1,441,833.33	-\$7,752.88	-0.53%	↓
Average Original List \$ / SqFt	\$720.29	\$755.88	\$35.59	4.94%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	22	25	3	13.64%	↑
Average List Price	\$1,317,677.27	\$1,282,080.00	-\$35,597.27	-2.70%	↓
Average List \$ / SqFt	\$668.75	\$733.56	\$64.81	9.69%	↑
Average Days to Offer	39	33	-6	-15.38%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	8	8	0	0%	↔
Average Original List Price	\$1,294,375.00	\$1,577,500.00	\$283,125.00	21.87%	↑
Average Original List \$ / SqFt	\$685.27	\$771.67	\$86.40	12.61%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	21	21	0	0%	↔
Average Days on Market	59	62	3	5.08%	↑
Average Days to Offer	40	53	13	32.50%	↑
Average Sale Price	\$1,148,309.52	\$1,272,386.90	\$124,077.38	10.81%	↑
Average Sale \$ / SqFt	\$606.45	\$700.11	\$93.66	15.44%	↑
Average List Price	\$1,188,133.33	\$1,336,523.81	\$148,390.48	12.49%	↑
Average List \$ / SqFt	\$626.30	\$735.65	\$109.35	17.46%	↑
Average Original List Price	\$1,234,990.48	\$1,395,519.05	\$160,528.57	13%	↑
Average Original List \$ / SqFt	\$649.40	\$760.55	\$111.15	17.12%	↑
Average Sale Price as % of List Price	96.64%	94.96%	-1.68%	-1.74%	↓
Average Sale Price as % of Original List Price	93.29%	92.19%	-1.10%	-1.18%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	54	71	17	31.48%	↑
Units Price Changed	22	21	-1	-4.55%	↓
Units Went Pending	35	53	18	51.43%	↑
Units Sold	37	47	10	27.03%	↑

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Condominium

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	95	111	16	16.84%	↑
Average Days on Market	48	59	11	22.92%	↑
Average List Price	\$1,115,146.29	\$1,060,366.64	-\$54,779.65	-4.91%	↓
Average List \$ / SqFt	\$857.50	\$854.15	-\$3.35	-0.39%	↓
Approximate Absorption Rate	29.65%	26.58%	-3.07%	-10.35%	↓
Approximate Months Supply of Inventory	3.37	3.76	0.39	11.57%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	349	426	77	22.06%	↑
Average Original List Price	\$1,040,933.54	\$1,064,152.79	\$23,219.25	2.23%	↑
Average Original List \$ / SqFt	\$855.34	\$889.24	\$33.90	3.96%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	232	247	15	6.47%	↑
Average List Price	\$944,360.28	\$993,787.81	\$49,427.53	5.23%	↑
Average List \$ / SqFt	\$829.25	\$847.69	\$18.44	2.22%	↑
Average Days to Offer	33	30	-3	-9.09%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	70	131	61	87.14%	↑
Average Original List Price	\$1,138,138.87	\$1,144,714.42	\$6,575.55	0.58%	↑
Average Original List \$ / SqFt	\$853.68	\$941.62	\$87.94	10.30%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	167	181	14	8.38%	↑
Average Days on Market	53	46	-7	-13.21%	↓
Average Days to Offer	34	31	-3	-8.82%	↓
Average Sale Price	\$915,440.52	\$987,737.21	\$72,296.69	7.90%	↑
Average Sale \$ / SqFt	\$811.17	\$836.38	\$25.21	3.11%	↑
Average List Price	\$934,549.32	\$1,000,861.89	\$66,312.57	7.10%	↑
Average List \$ / SqFt	\$825.48	\$844.93	\$19.45	2.36%	↑
Average Original List Price	\$945,272.37	\$1,009,847.25	\$64,574.88	6.83%	↑
Average Original List \$ / SqFt	\$834.92	\$852.33	\$17.41	2.09%	↑
Average Sale Price as % of List Price	98.33%	99.05%	0.72%	0.73%	↑
Average Sale Price as % of Original List Price	97.27%	98.22%	0.95%	0.98%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	556	626	70	12.59%	↑
Units Price Changed	137	192	55	40.15%	↑
Units Went Pending	366	390	24	6.56%	↑
Units Sold	338	354	16	4.73%	↑

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Multi Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	13	24	11	84.62%	↑
Average Days on Market	86	83	-3	-3.49%	↓
Average List Price	\$2,655,761.54	\$2,256,145.29	-\$399,616.25	-15.05%	↓
Average List \$ / SqFt	\$766.14	\$704.44	-\$61.70	-8.05%	↓
Approximate Absorption Rate	17.31%	11.11%	-6.20%	-35.82%	↓
Approximate Months Supply of Inventory	5.78	9.00	3.22	55.71%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	43	47	4	9.30%	↑
Average Original List Price	\$2,177,367.44	\$1,966,754.83	-\$210,612.61	-9.67%	↓
Average Original List \$ / SqFt	\$795.22	\$690.52	-\$104.70	-13.17%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	25	25	0	0%	↔
Average List Price	\$1,761,708.00	\$1,652,759.56	-\$108,948.44	-6.18%	↓
Average List \$ / SqFt	\$720.80	\$625.18	-\$95.62	-13.27%	↓
Average Days to Offer	38	42	4	10.53%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	10	14	4	40%	↑
Average Original List Price	\$2,114,390.00	\$1,667,999.29	-\$446,390.71	-21.11%	↓
Average Original List \$ / SqFt	\$782.35	\$672.82	-\$109.53	-14%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	17	15	-2	-11.76%	↓
Average Days on Market	79	55	-24	-30.38%	↓
Average Days to Offer	46	35	-11	-23.91%	↓
Average Sale Price	\$1,789,094.12	\$1,803,850.00	\$14,755.88	0.82%	↑
Average Sale \$ / SqFt	\$647.13	\$620.56	-\$26.57	-4.11%	↓
Average List Price	\$1,843,694.12	\$1,690,466.60	-\$153,227.52	-8.31%	↓
Average List \$ / SqFt	\$665.38	\$597.88	-\$67.50	-10.14%	↓
Average Original List Price	\$1,930,994.12	\$1,840,399.93	-\$90,594.19	-4.69%	↓
Average Original List \$ / SqFt	\$688.82	\$645.28	-\$43.54	-6.32%	↓
Average Sale Price as % of List Price	97.74%	105.22%	7.48%	7.65%	↑
Average Sale Price as % of Original List Price	94.34%	101.14%	6.80%	7.21%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	70	77	7	10%	↑
Units Price Changed	20	20	0	0%	↔
Units Went Pending	38	40	2	5.26%	↑
Units Sold	27	32	5	18.52%	↑

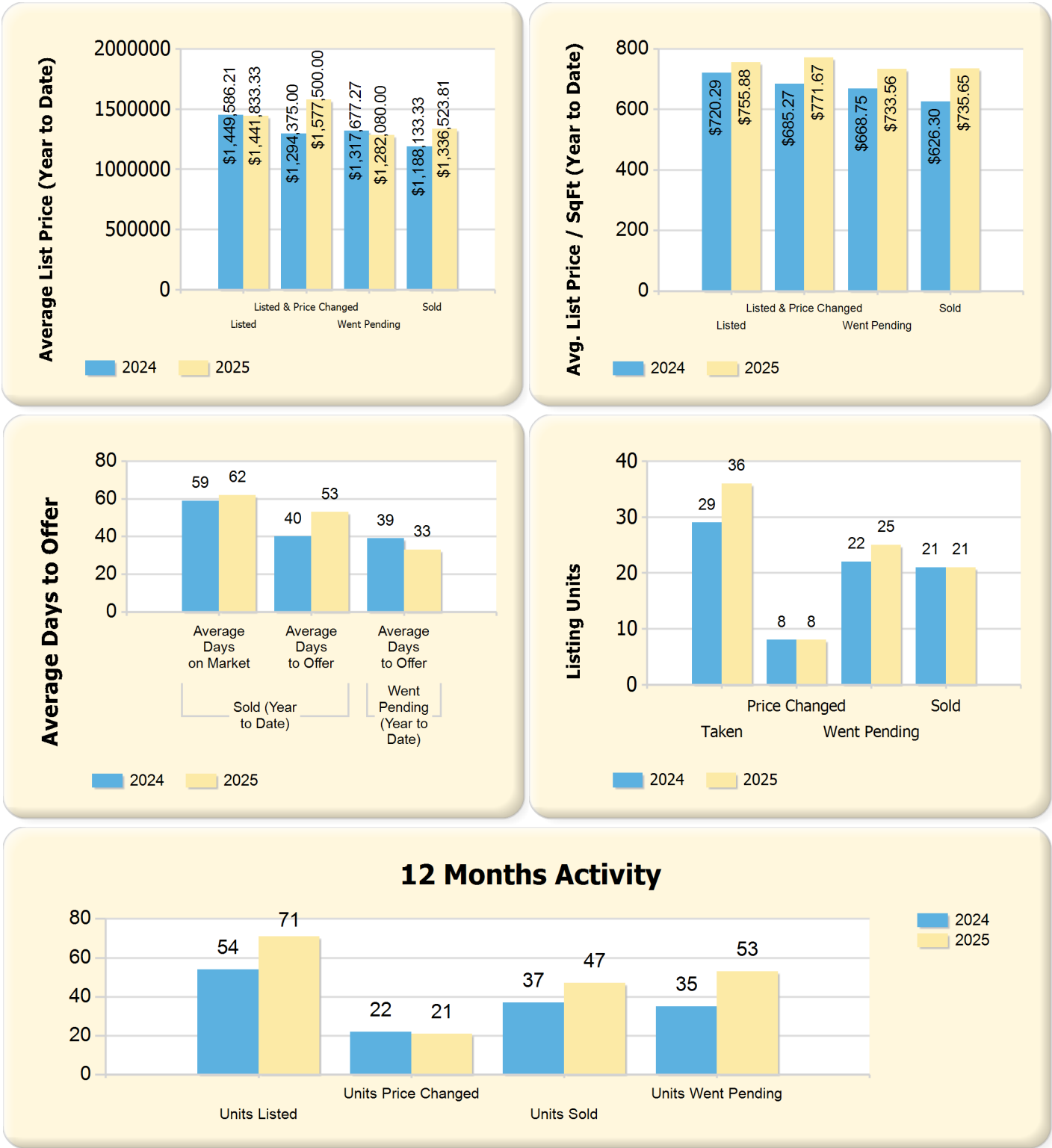
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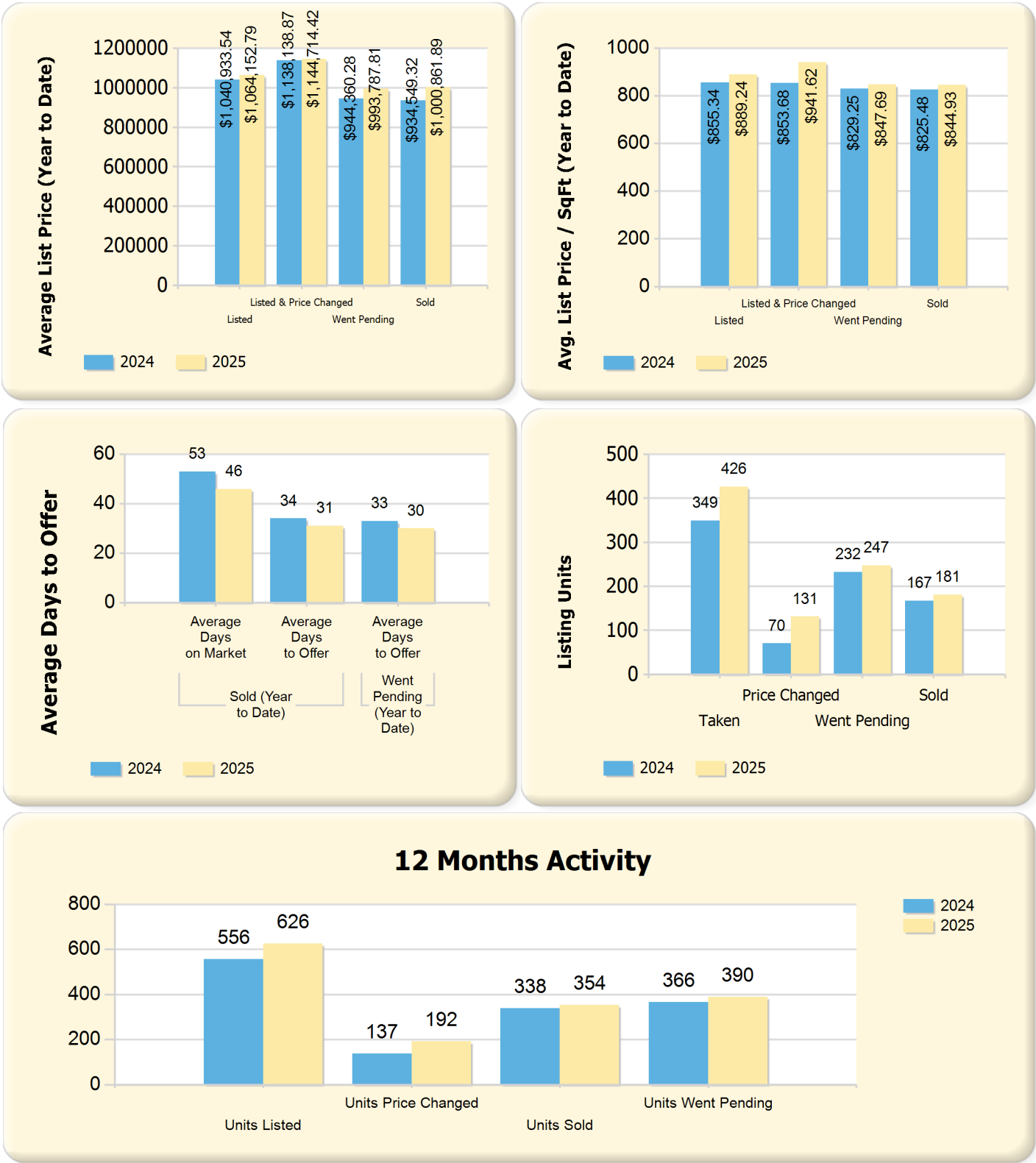
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Condominium



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