South Boston, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

Prepared by James Polino on Tuesday, November 24, 2026

Single Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	17	15	-2	-11.76%	↓
Average Days on Market	22	68	46	209.09%	↑
Average List Price	$1,284,170.41	$1,732,400.00	$448,229.59	34.90%	↑
Average List $ / SqFt	$767.11	$779.45	$12.34	1.61%	↑
Approximate Absorption Rate	25.49%	25.00%	-0.49%	-1.92%	↓
Approximate Months Supply of Inventory	3.92	4.00	0.08	2.04%	↑

Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	68	68	0	0%	↔
Average Original List Price	$1,356,276.44	$1,678,305.85	$322,029.41	23.74%	↑
Average Original List $ / SqFt	$748.92	$772.58	$23.66	3.16%	↑

Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	42	37	-5	-11.90%	↓
Average List Price	$1,320,402.38	$1,511,586.43	$191,184.05	14.48%	↑
Average List $ / SqFt	$710.13	$739.07	$28.94	4.08%	↑
Average Days to Offer	36	32	-4	-11.11%	↓

Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	16	25	9	56.25%	↑
Average Original List Price	$1,531,562.50	$1,660,431.96	$128,869.46	8.41%	↑
Average Original List $ / SqFt	$780.89	$779.16	-$1.73	-0.22%	↓

Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	40	32	-8	-20%	↓
Average Days on Market	53	46	-7	-13.21%	↓
Average Days to Offer	45	28	-17	-37.78%	↓
Average Sale Price	$1,298,500.18	$1,351,015.63	$52,515.45	4.04%	↑
Average Sale $ / SqFt	$683.69	$682.10	-$1.59	-0.23%	↓
Average List Price	$1,357,472.50	$1,381,937.44	$24,464.94	1.80%	↑
Average List $ / SqFt	$714.12	$694.96	-$19.16	-2.68%	↓
Average Original List Price	$1,397,720.00	$1,419,031.19	$21,311.19	1.52%	↑
Average Original List $ / SqFt	$731.10	$710.52	-$20.58	-2.81%	↓
Average Sale Price as % of List Price	95.61%	98.43%	2.82%	2.95%	↑
Average Sale Price as % of Original List Price	93.66%	96.50%	2.84%	3.03%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔

12-Month Activity as of September 30	2025	2026	Var.	Var. %	Trend
Units Listed	82	77	-5	-6.10%	↓
Units Price Changed	20	30	10	50%	↑
Units Went Pending	56	54	-2	-3.57%	↓
Units Sold	52	45	-7	-13.46%	↓

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Condominium

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	105	128	23	21.90%	↑
Average Days on Market	57	60	3	5.26%	↑
Average List Price	$1,113,429.50	$1,131,207.79	$17,778.29	1.60%	↑
Average List $ / SqFt	$861.17	$858.53	-$2.64	-0.31%	↓
Approximate Absorption Rate	31.03%	22.46%	-8.57%	-27.62%	↓
Approximate Months Supply of Inventory	3.22	4.45	1.23	38.20%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	573	545	-28	-4.89%	↓
Average Original List Price	$1,065,473.79	$1,041,871.32	-$23,602.47	-2.22%	↓
Average Original List $ / SqFt	$882.75	$870.72	-$12.03	-1.36%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	327	297	-30	-9.17%	↓
Average List Price	$975,599.35	$978,144.22	$2,544.87	0.26%	↑
Average List $ / SqFt	$844.40	$856.71	$12.31	1.46%	↑
Average Days to Offer	33	36	3	9.09%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	190	167	-23	-12.11%	↓
Average Original List Price	$1,118,485.73	$1,014,072.10	-$104,413.63	-9.34%	↓
Average Original List $ / SqFt	$907.21	$867.74	-$39.47	-4.35%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	318	273	-45	-14.15%	↓
Average Days on Market	47	49	2	4.26%	↑
Average Days to Offer	33	36	3	9.09%	↑
Average Sale Price	$962,727.07	$952,134.52	-$10,592.55	-1.10%	↓
Average Sale $ / SqFt	$837.15	$856.36	$19.21	2.29%	↑
Average List Price	$978,090.88	$966,839.54	-$11,251.34	-1.15%	↓
Average List $ / SqFt	$847.60	$868.62	$21.02	2.48%	↑
Average Original List Price	$992,423.12	$980,030.75	-$12,392.37	-1.25%	↓
Average Original List $ / SqFt	$859.25	$880.72	$21.47	2.50%	↑
Average Sale Price as % of List Price	98.81%	98.62%	-0.19%	-0.19%	↓
Average Sale Price as % of Original List Price	97.51%	97.27%	-0.24%	-0.25%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	654	632	-22	-3.36%	↓
Units Price Changed	220	190	-30	-13.64%	↓
Units Went Pending	393	367	-26	-6.62%	↓
Units Sold	391	345	-46	-11.76%	↓

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South Boston, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

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Multi Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	15	14	-1	-6.67%	↓
Average Days on Market	124	118	-6	-4.84%	↓
Average List Price	$2,356,133.33	$2,072,999.93	-$283,133.40	-12.02%	↓
Average List $ / SqFt	$622.99	$650.02	$27.03	4.34%	↑
Approximate Absorption Rate	22.22%	28.57%	6.35%	28.58%	↑
Approximate Months Supply of Inventory	4.50	3.50	-1.00	-22.22%	↓
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	71	78	7	9.86%	↑
Average Original List Price	$2,111,640.52	$2,247,435.87	$135,795.35	6.43%	↑
Average Original List $ / SqFt	$668.54	$640.29	-$28.25	-4.23%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	43	42	-1	-2.33%	↓
Average List Price	$1,788,323.00	$2,112,547.57	$324,224.57	18.13%	↑
Average List $ / SqFt	$624.13	$601.51	-$22.62	-3.62%	↓
Average Days to Offer	48	47	-1	-2.08%	↓
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	22	25	3	13.64%	↑
Average Original List Price	$1,686,226.82	$2,601,440.00	$915,213.18	54.28%	↑
Average Original List $ / SqFt	$647.23	$715.09	$67.86	10.48%	↑
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	34	34	0	0%	↔
Average Days on Market	59	53	-6	-10.17%	↓
Average Days to Offer	43	43	0	0%	↔
Average Sale Price	$1,807,875.00	$1,732,455.88	-$75,419.12	-4.17%	↓
Average Sale $ / SqFt	$623.83	$584.73	-$39.10	-6.27%	↓
Average List Price	$1,827,408.50	$1,767,647.00	-$59,761.50	-3.27%	↓
Average List $ / SqFt	$638.09	$595.81	-$42.28	-6.63%	↓
Average Original List Price	$1,929,558.50	$1,795,088.21	-$134,470.29	-6.97%	↓
Average Original List $ / SqFt	$673.80	$604.83	-$68.97	-10.24%	↓
Average Sale Price as % of List Price	98.60%	99.23%	0.63%	0.64%	↑
Average Sale Price as % of Original List Price	94.91%	98.06%	3.15%	3.32%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	81	93	12	14.81%	↑
Units Price Changed	23	29	6	26.09%	↑
Units Went Pending	50	56	6	12%	↑
Units Sold	40	48	8	20%	↑

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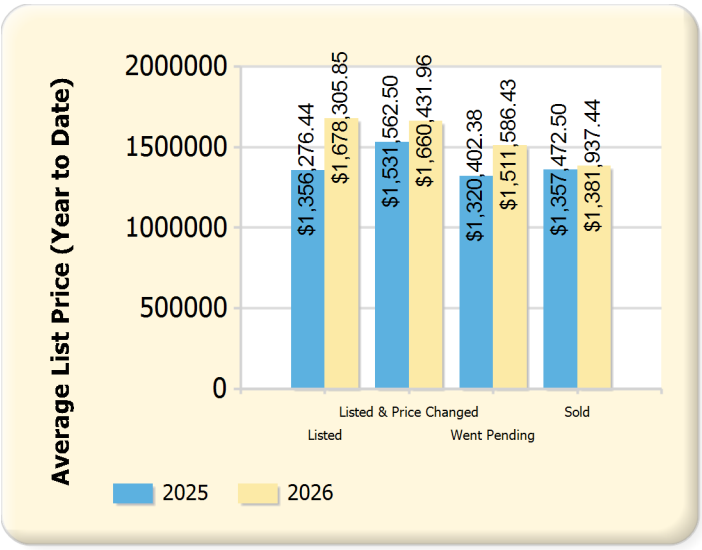

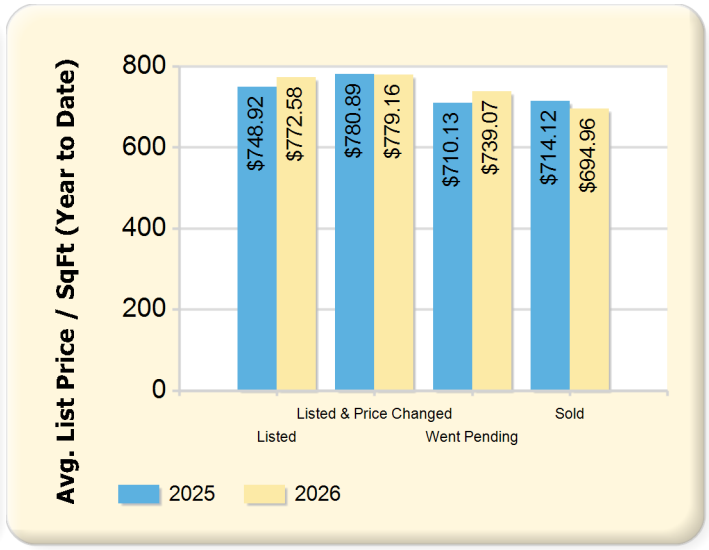

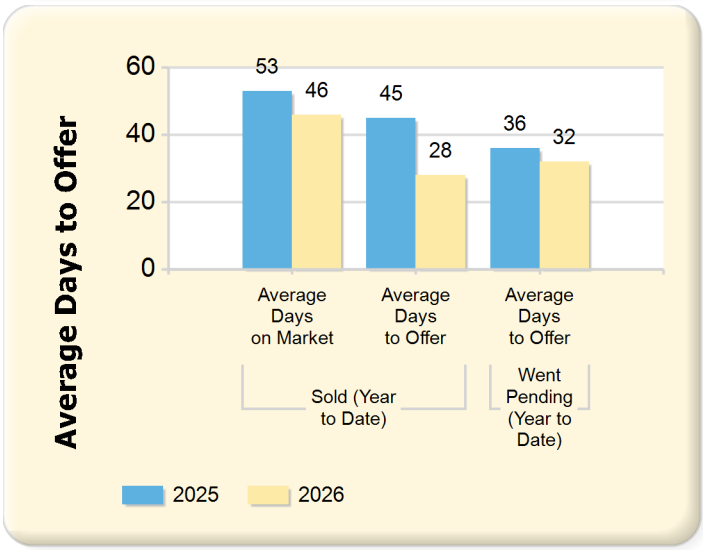

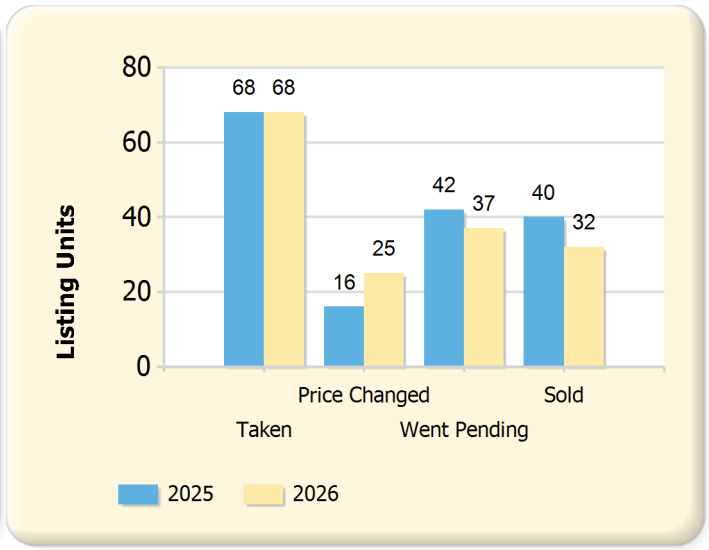

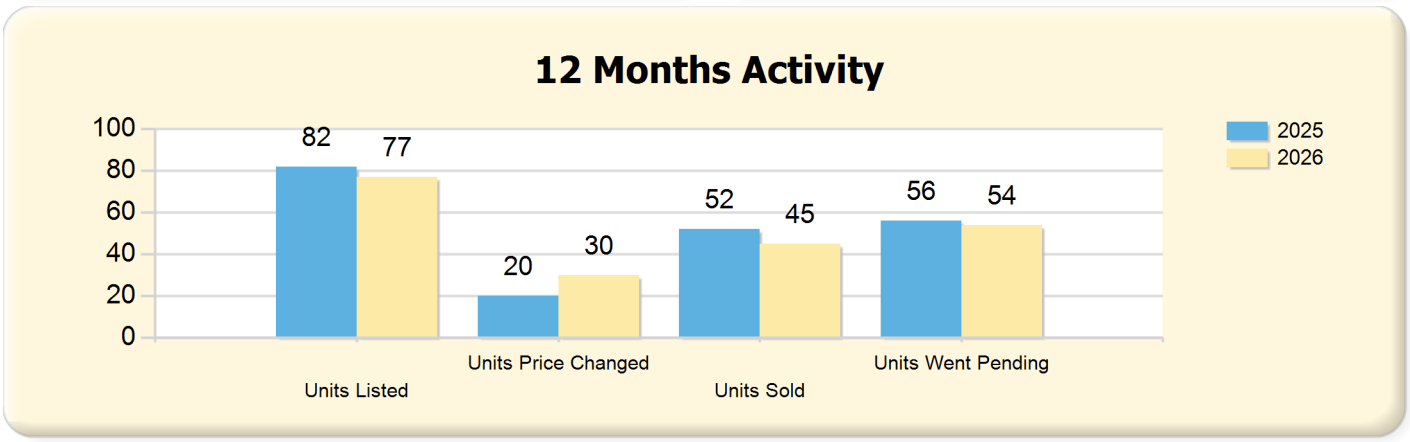

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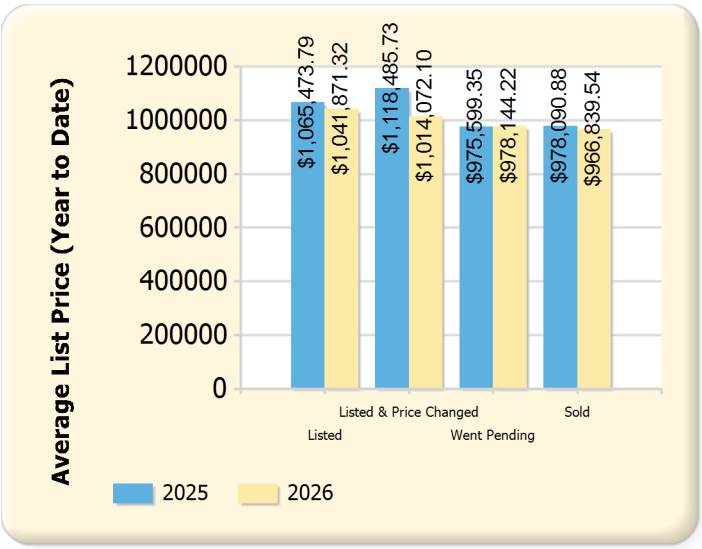

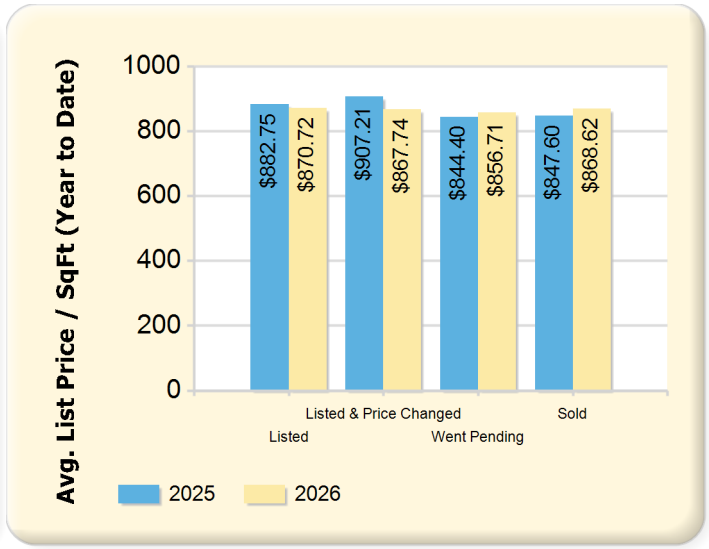

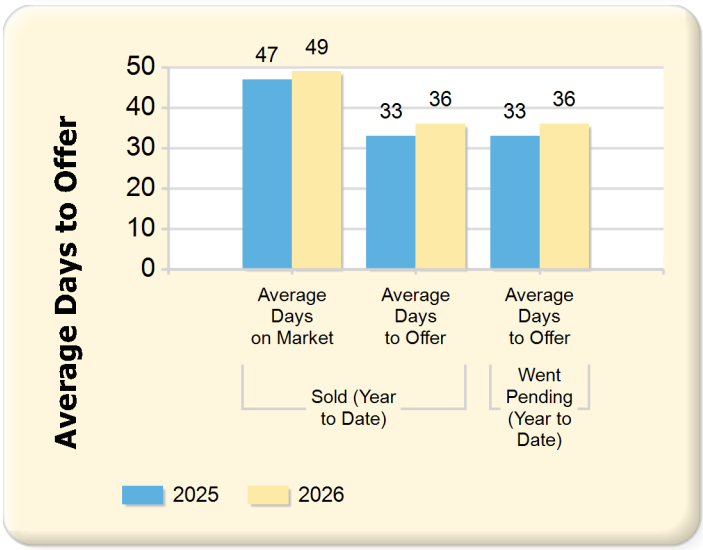

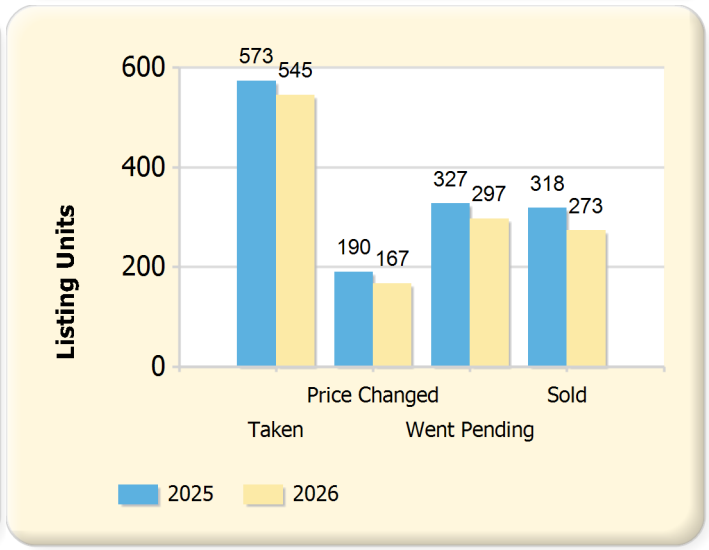

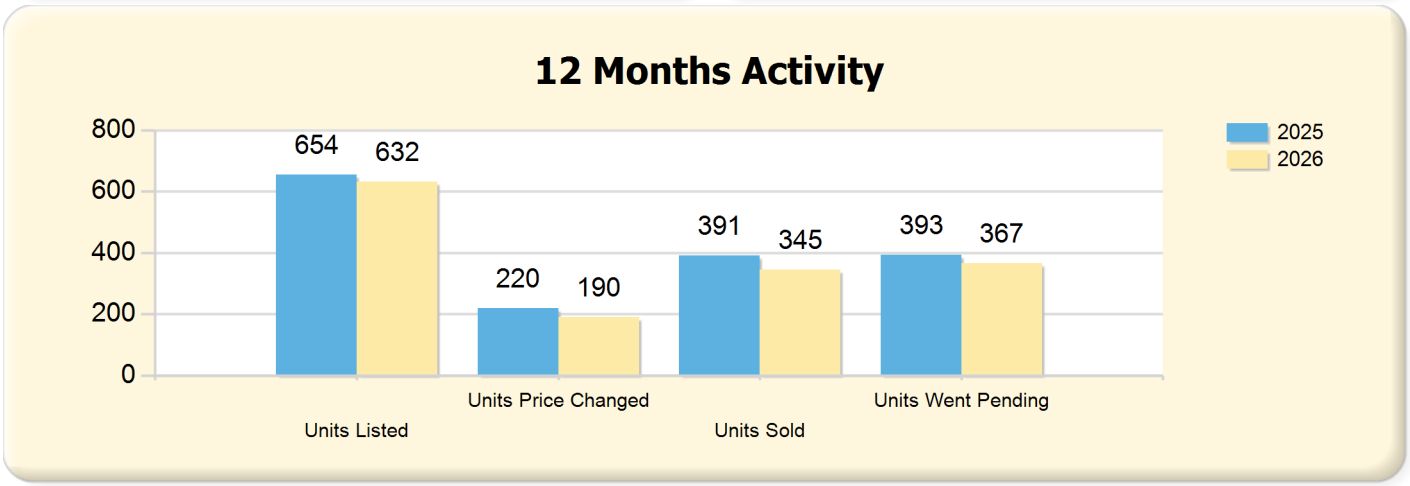

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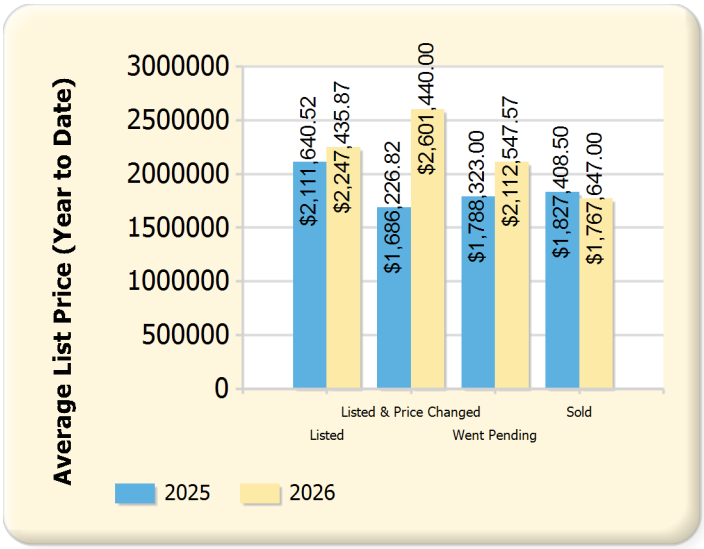



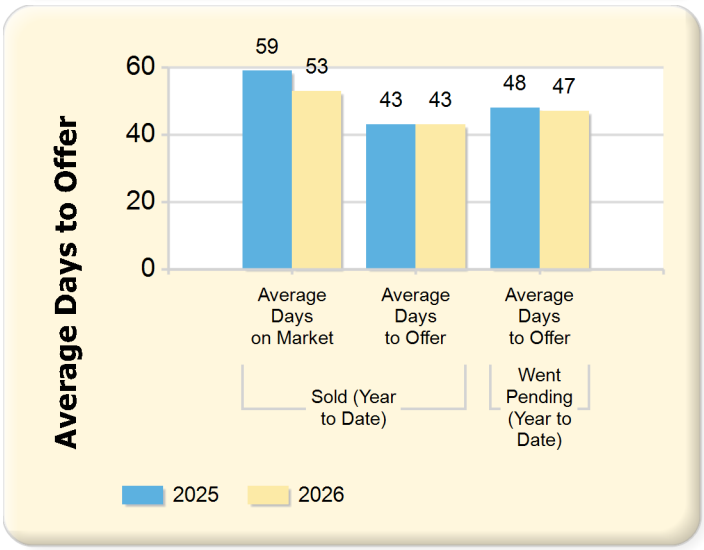

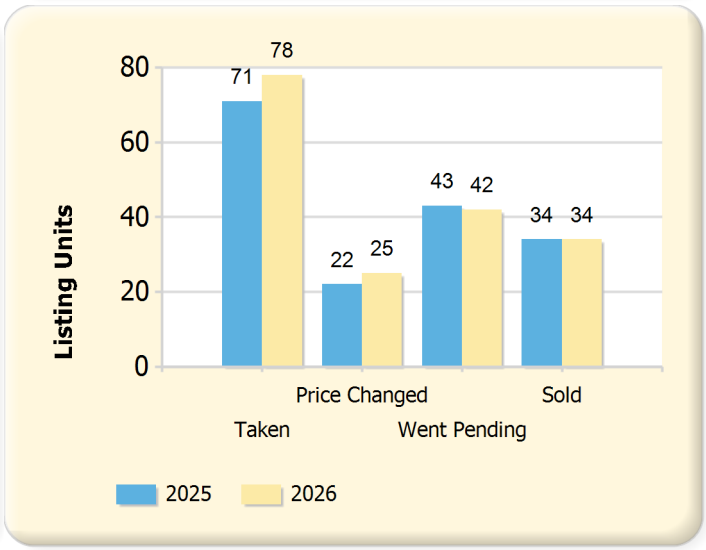

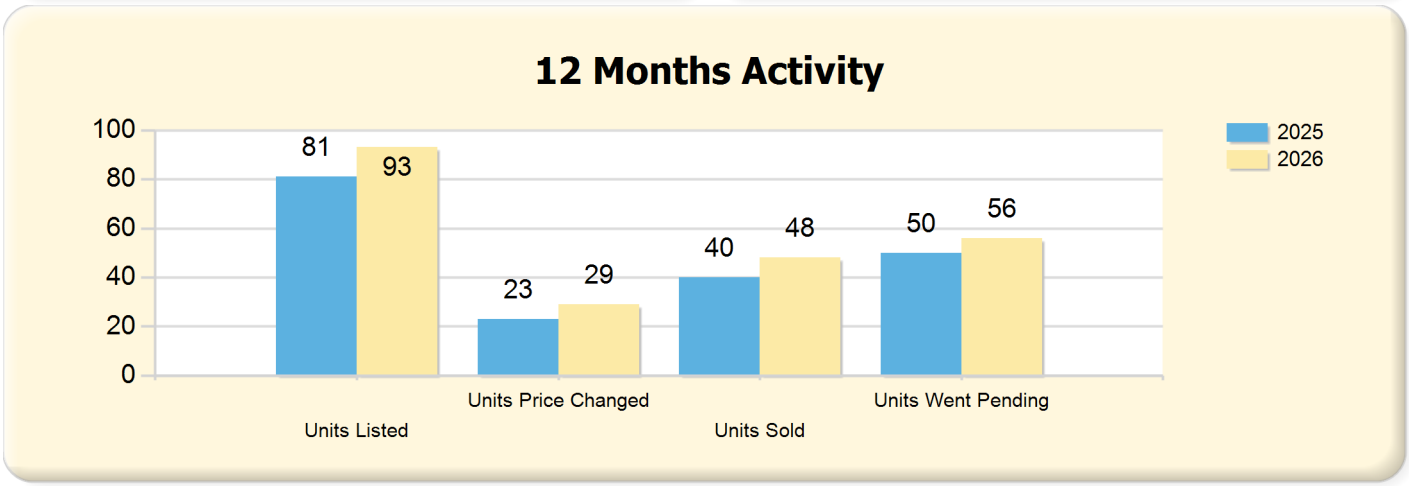

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