

South Boston, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

Single Family

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	6	9	3	50%	↑
Average Days on Market	28	24	-4	-14.29%	↓
Average List Price	\$1,350,166.67	\$1,911,777.78	\$561,611.11	41.60%	↑
Average List \$ / SqFt	\$721.54	\$818.16	\$96.62	13.39%	↑
Approximate Absorption Rate	72.22%	40.74%	-31.48%	-43.59%	↓
Approximate Months Supply of Inventory	1.38	2.45	1.07	77.54%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	15	19	4	26.67%	↑
Average Original List Price	\$1,238,933.33	\$1,533,473.63	\$294,540.30	23.77%	↑
Average Original List \$ / SqFt	\$709.65	\$725.02	\$15.37	2.17%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	15	8	-7	-46.67%	↓
Average List Price	\$1,247,066.67	\$1,299,499.88	\$52,433.21	4.20%	↑
Average List \$ / SqFt	\$715.68	\$653.44	-\$62.24	-8.70%	↓
Average Days to Offer	44	23	-21	-47.73%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	3	2	-1	-33.33%	↓
Average Original List Price	\$1,516,000.00	\$1,942,500.00	\$426,500.00	28.13%	↑
Average Original List \$ / SqFt	\$876.15	\$816.62	-\$59.53	-6.79%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	10	3	-7	-70%	↓
Average Days on Market	83	95	12	14.46%	↑
Average Days to Offer	72	48	-24	-33.33%	↓
Average Sale Price	\$1,300,650.00	\$1,013,333.33	-\$287,316.67	-22.09%	↓
Average Sale \$ / SqFt	\$595.18	\$799.55	\$204.37	34.34%	↑
Average List Price	\$1,389,300.00	\$1,049,333.33	-\$339,966.67	-24.47%	↓
Average List \$ / SqFt	\$635.23	\$830.63	\$195.40	30.76%	↑
Average Original List Price	\$1,491,890.00	\$1,062,666.67	-\$429,223.33	-28.77%	↓
Average Original List \$ / SqFt	\$674.48	\$844.12	\$169.64	25.15%	↑
Average Sale Price as % of List Price	93.60%	96.04%	2.44%	2.61%	↑
Average Sale Price as % of Original List Price	89.26%	94.59%	5.33%	5.97%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	78	81	3	3.85%	↑
Units Price Changed	26	25	-1	-3.85%	↓
Units Went Pending	59	54	-5	-8.47%	↓
Units Sold	52	44	-8	-15.38%	↓

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Condominium

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	103	84	-19	-18.45%	↓
Average Days on Market	52	54	2	3.85%	↑
Average List Price	\$1,090,864.06	\$1,040,699.99	-\$50,164.07	-4.60%	↓
Average List \$ / SqFt	\$877.38	\$869.17	-\$8.21	-0.94%	↓
Approximate Absorption Rate	30.26%	36.71%	6.45%	21.32%	↑
Approximate Months Supply of Inventory	3.30	2.72	-0.58	-17.58%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	196	154	-42	-21.43%	↓
Average Original List Price	\$1,079,557.13	\$994,395.05	-\$85,162.08	-7.89%	↓
Average Original List \$ / SqFt	\$876.84	\$869.43	-\$7.41	-0.85%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	105	92	-13	-12.38%	↓
Average List Price	\$1,048,252.33	\$992,877.60	-\$55,374.73	-5.28%	↓
Average List \$ / SqFt	\$843.00	\$878.94	\$35.94	4.26%	↑
Average Days to Offer	37	41	4	10.81%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	35	14	-21	-60%	↓
Average Original List Price	\$1,110,154.23	\$930,135.64	-\$180,018.59	-16.22%	↓
Average Original List \$ / SqFt	\$906.96	\$888.12	-\$18.84	-2.08%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	63	44	-19	-30.16%	↓
Average Days on Market	60	72	12	20%	↑
Average Days to Offer	47	56	9	19.15%	↑
Average Sale Price	\$1,006,283.65	\$918,239.20	-\$88,044.45	-8.75%	↓
Average Sale \$ / SqFt	\$796.07	\$854.73	\$58.66	7.37%	↑
Average List Price	\$1,022,944.59	\$938,175.00	-\$84,769.59	-8.29%	↓
Average List \$ / SqFt	\$808.87	\$873.56	\$64.69	8%	↑
Average Original List Price	\$1,039,478.71	\$951,836.36	-\$87,642.35	-8.43%	↓
Average Original List \$ / SqFt	\$821.36	\$886.69	\$65.33	7.95%	↑
Average Sale Price as % of List Price	98.45%	97.98%	-0.47%	-0.48%	↓
Average Sale Price as % of Original List Price	97.04%	96.55%	-0.49%	-0.50%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	628	616	-12	-1.91%	↓
Units Price Changed	168	179	11	6.55%	↑
Units Went Pending	404	389	-15	-3.71%	↓
Units Sold	374	370	-4	-1.07%	↓

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Multi Family

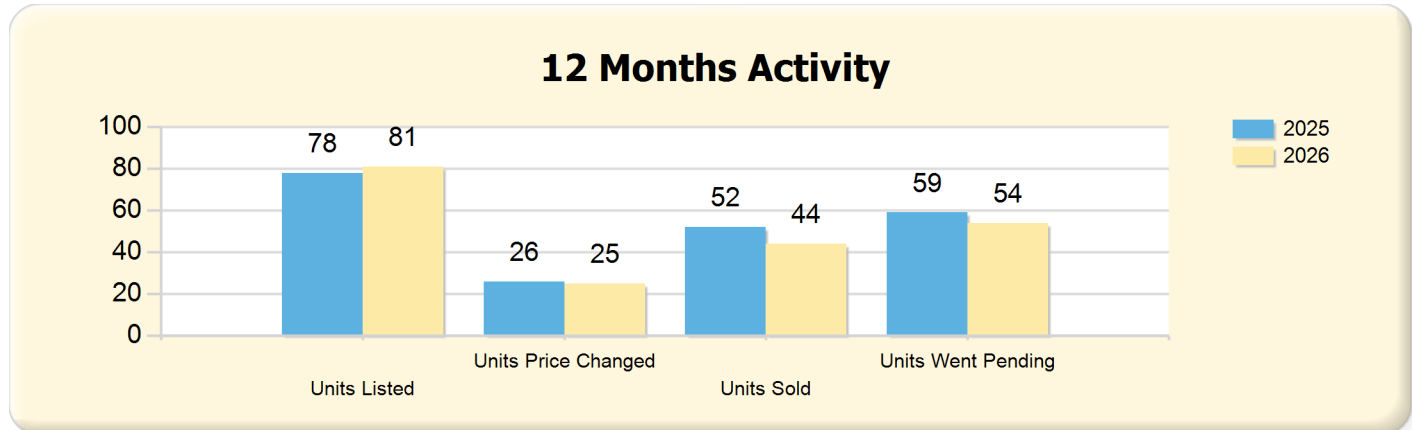
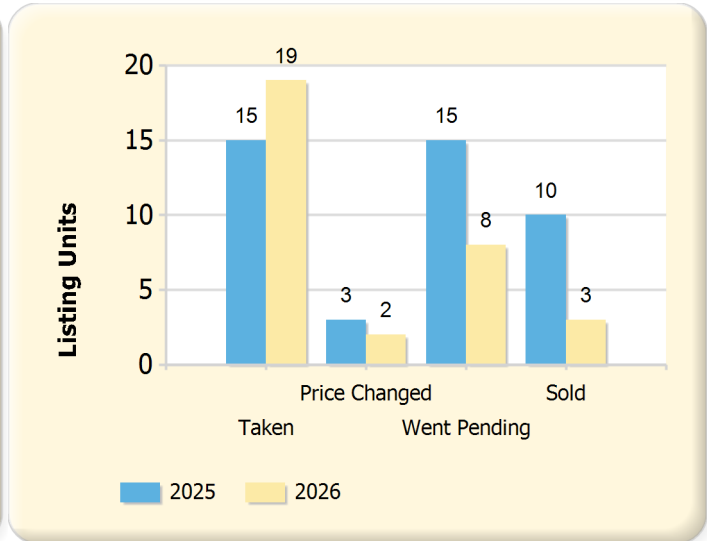
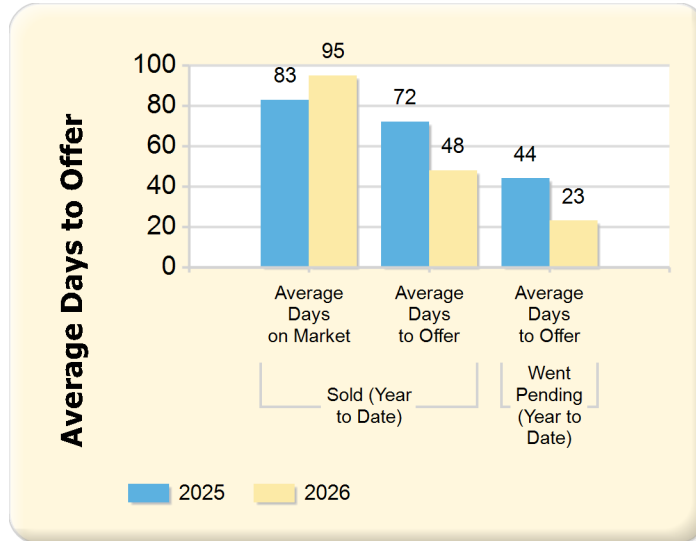
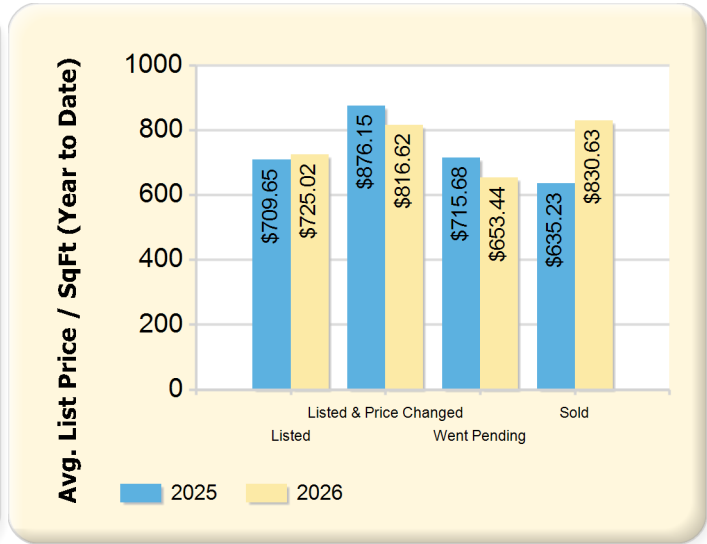
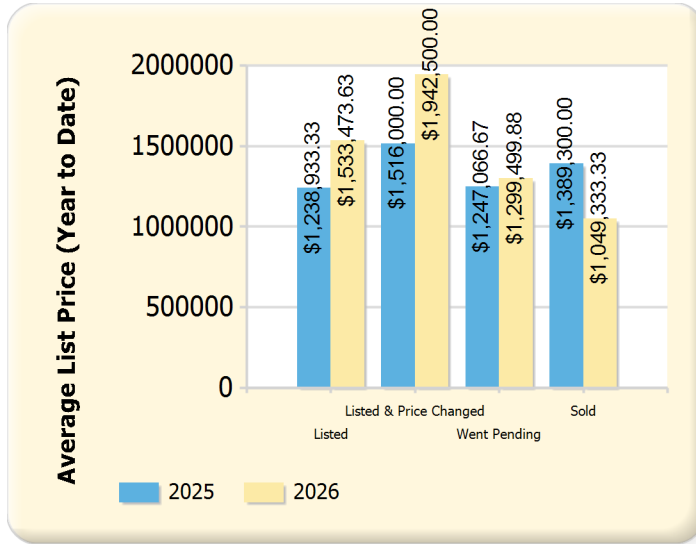
Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	10	17	7	70%	↑
Average Days on Market	109	44	-65	-59.63%	↓
Average List Price	\$2,020,799.00	\$2,524,529.35	\$503,730.35	24.93%	↑
Average List \$ / SqFt	\$665.24	\$665.71	\$0.47	0.07%	↑
Approximate Absorption Rate	30.00%	26.47%	-3.53%	-11.77%	↓
Approximate Months Supply of Inventory	3.33	3.78	0.45	13.51%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	15	28	13	86.67%	↑
Average Original List Price	\$1,650,065.93	\$2,469,785.68	\$819,719.75	49.68%	↑
Average Original List \$ / SqFt	\$662.89	\$607.04	-\$55.85	-8.43%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	12	14	2	16.67%	↑
Average List Price	\$1,514,416.58	\$2,486,142.86	\$971,726.28	64.17%	↑
Average List \$ / SqFt	\$595.32	\$564.86	-\$30.46	-5.12%	↓
Average Days to Offer	43	47	4	9.30%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	1	3	2	200%	↑
Average Original List Price	\$1,000,000.00	\$2,950,000.00	\$1,950,000.00	195%	↑
Average Original List \$ / SqFt	\$454.96	\$465.43	\$10.47	2.30%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	8	14	6	75%	↑
Average Days on Market	57	49	-8	-14.04%	↓
Average Days to Offer	48	43	-5	-10.42%	↓
Average Sale Price	\$1,920,343.75	\$1,796,535.71	-\$123,808.04	-6.45%	↓
Average Sale \$ / SqFt	\$623.53	\$569.87	-\$53.66	-8.61%	↓
Average List Price	\$1,807,500.00	\$1,831,642.79	\$24,142.79	1.34%	↑
Average List \$ / SqFt	\$606.44	\$578.25	-\$28.19	-4.65%	↓
Average Original List Price	\$2,082,375.00	\$1,863,714.29	-\$218,660.71	-10.50%	↓
Average Original List \$ / SqFt	\$692.47	\$586.58	-\$105.89	-15.29%	↓
Average Sale Price as % of List Price	103.89%	99.22%	-4.67%	-4.50%	↓
Average Sale Price as % of Original List Price	96.84%	98.08%	1.24%	1.28%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	80	99	19	23.75%	↑
Units Price Changed	14	28	14	100%	↑
Units Went Pending	43	57	14	32.56%	↑
Units Sold	36	54	18	50%	↑

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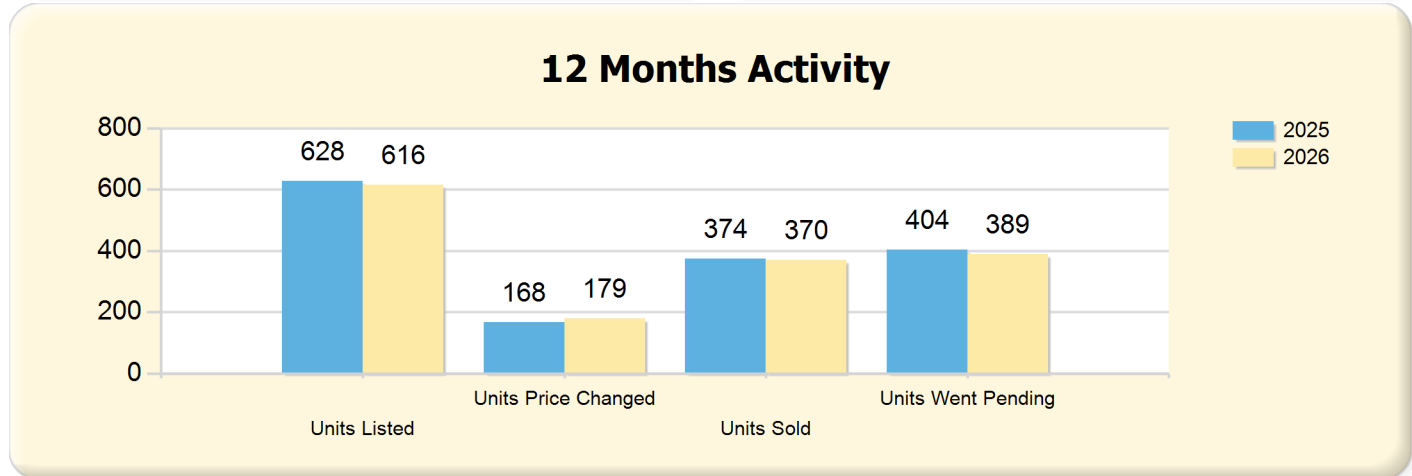
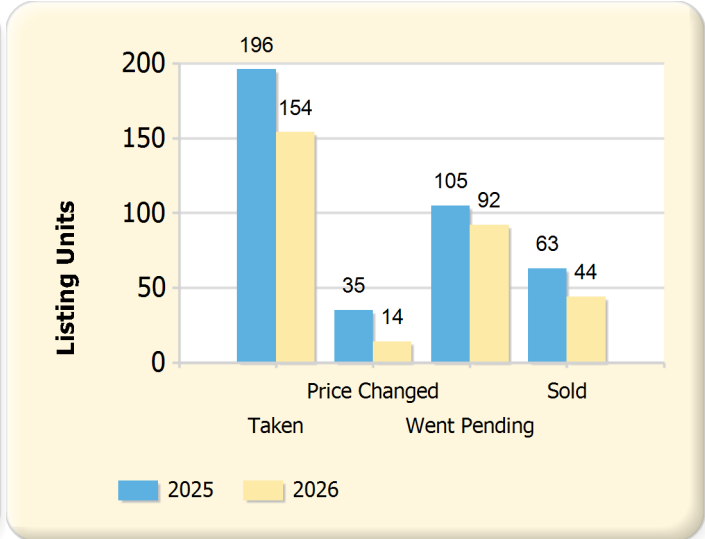
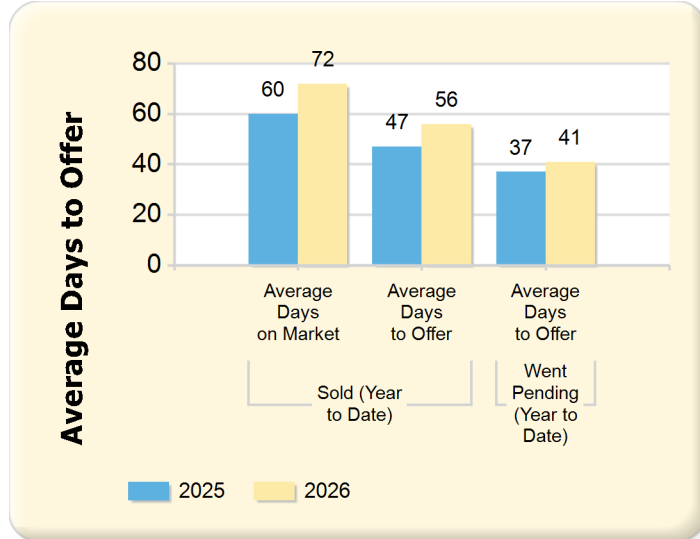
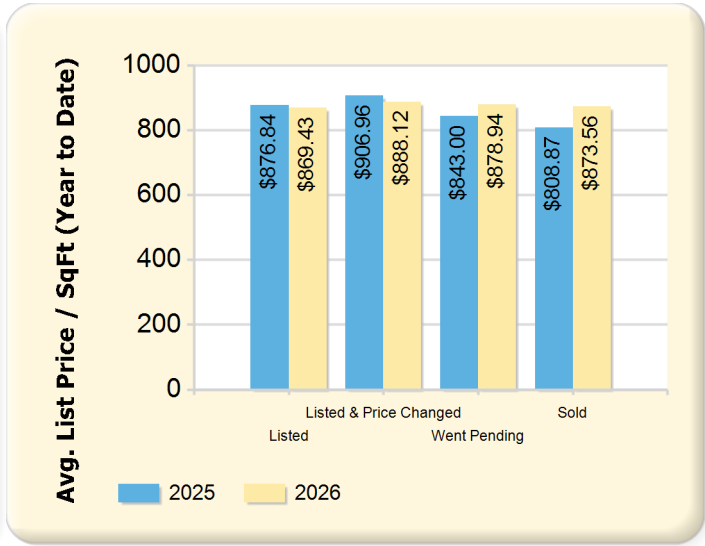
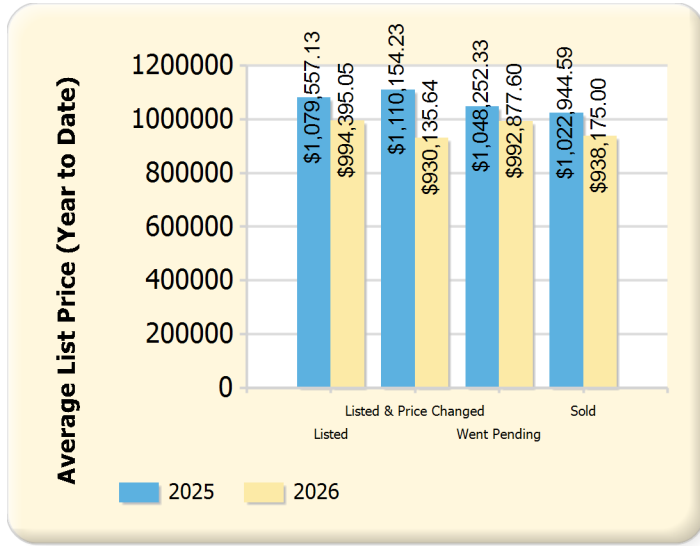


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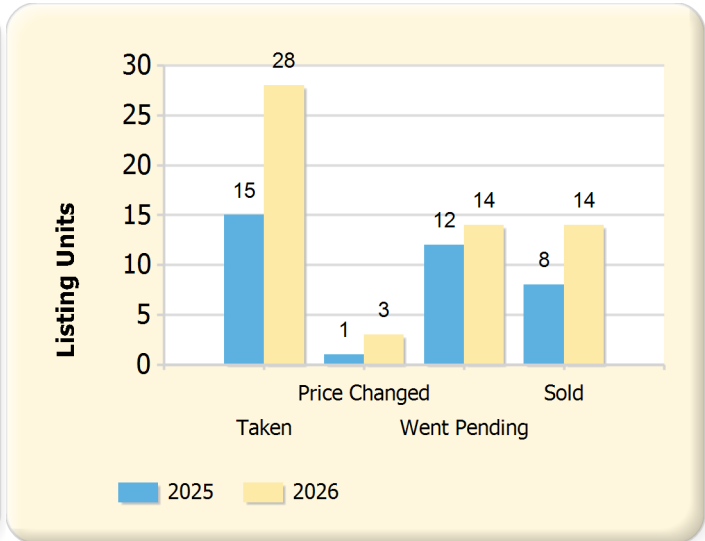
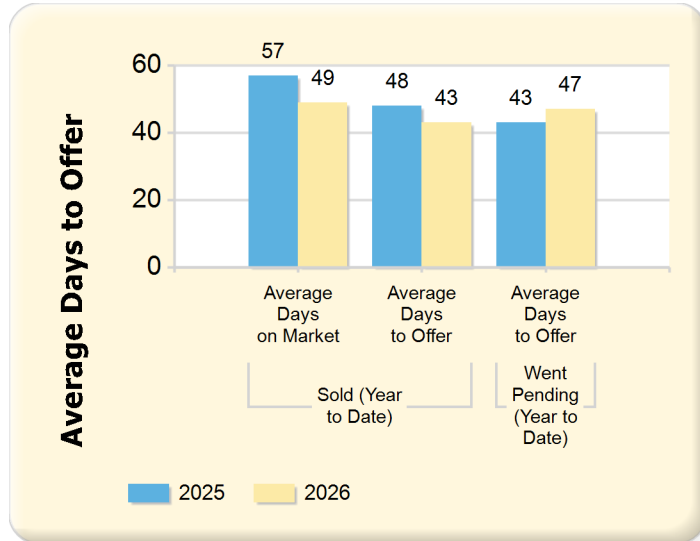
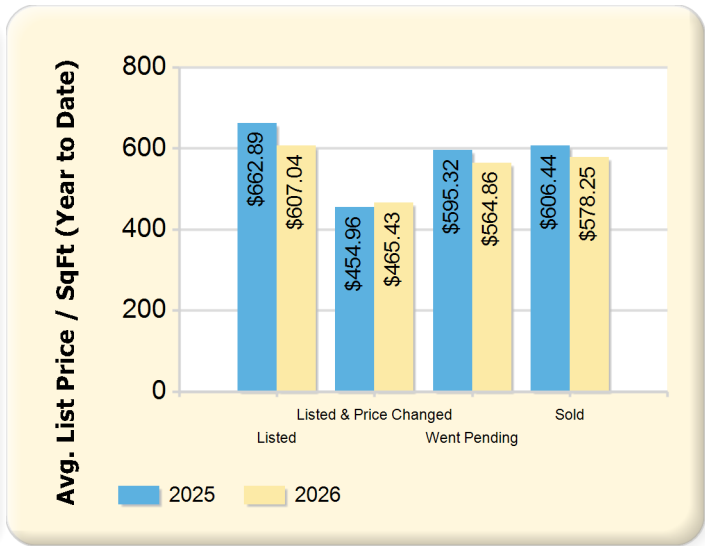
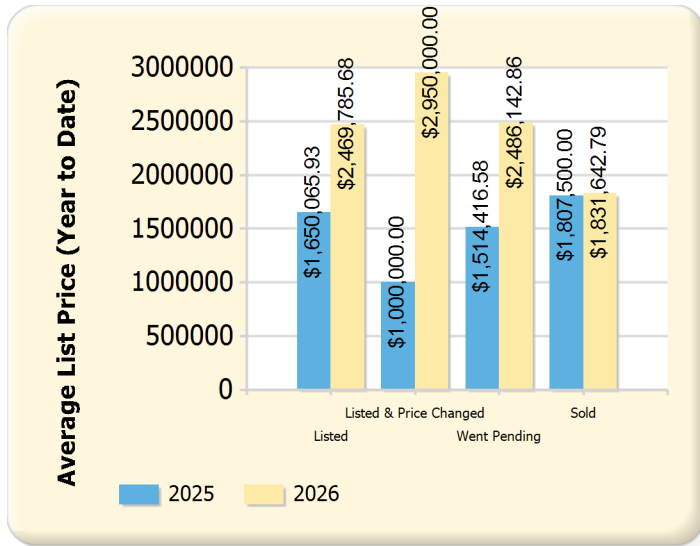


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Multi Family



12 Months Activity

