

South Boston, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

Prepared by James Polino on Friday, December 19, 2025

Single Family

| Listing Inventory on September 30 | 2024 | 2025 | Var. | Var. % | Trend |
|--|----------------|----------------|---------------|---------|-------|
| Listing Units | 14 | 17 | 3 | 21.43% | ↑ |
| Average Days on Market | 58 | 22 | -36 | -62.07% | ↓ |
| Average List Price | \$1,606,628.57 | \$1,284,170.41 | -\$322,458.16 | -20.07% | ↓ |
| Average List \$ / SqFt | \$716.87 | \$767.11 | \$50.24 | 7.01% | ↑ |
| Approximate Absorption Rate | 26.19% | 25.98% | -0.21% | -0.80% | ↓ |
| Approximate Months Supply of Inventory | 3.82 | 3.85 | 0.03 | 0.79% | ↑ |
| Listed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Taken) | 56 | 69 | 13 | 23.21% | ↑ |
| Average Original List Price | \$1,498,264.25 | \$1,369,228.96 | -\$129,035.29 | -8.61% | ↓ |
| Average Original List \$ / SqFt | \$723.76 | \$752.00 | \$28.24 | 3.90% | ↑ |
| Went Pending (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 40 | 43 | 3 | 7.50% | ↑ |
| Average List Price | \$1,358,472.48 | \$1,339,672.09 | -\$18,800.39 | -1.38% | ↓ |
| Average List \$ / SqFt | \$693.74 | \$714.97 | \$21.23 | 3.06% | ↑ |
| Average Days to Offer | 36 | 37 | 1 | 2.78% | ↑ |
| Listed & Price Changed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 18 | 17 | -1 | -5.56% | ↓ |
| Average Original List Price | \$1,666,166.61 | \$1,573,823.53 | -\$92,343.08 | -5.54% | ↓ |
| Average Original List \$ / SqFt | \$739.17 | \$791.51 | \$52.34 | 7.08% | ↑ |
| Sold (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Closed Units (Sold) | 38 | 41 | 3 | 7.89% | ↑ |
| Average Days on Market | 50 | 54 | 4 | 8% | ↑ |
| Average Days to Offer | 34 | 45 | 11 | 32.35% | ↑ |
| Average Sale Price | \$1,202,460.53 | \$1,318,048.95 | \$115,588.42 | 9.61% | ↑ |
| Average Sale \$ / SqFt | \$632.49 | \$688.90 | \$56.41 | 8.92% | ↑ |
| Average List Price | \$1,247,994.74 | \$1,376,778.05 | \$128,783.31 | 10.32% | ↑ |
| Average List \$ / SqFt | \$656.73 | \$719.10 | \$62.37 | 9.50% | ↑ |
| Average Original List Price | \$1,286,547.37 | \$1,418,507.32 | \$131,959.95 | 10.26% | ↑ |
| Average Original List \$ / SqFt | \$676.59 | \$736.72 | \$60.13 | 8.89% | ↑ |
| Average Sale Price as % of List Price | 96.53% | 95.67% | -0.86% | -0.89% | ↓ |
| Average Sale Price as % of Original List Price | 93.53% | 93.65% | 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 September 30 | 2024 | 2025 | Var. | Var. % | Trend |
| Units Listed | 69 | 83 | 14 | 20.29% | ↑ |
| Units Price Changed | 26 | 21 | -5 | -19.23% | ↓ |
| Units Went Pending | 46 | 57 | 11 | 23.91% | ↑ |
| Units Sold | 44 | 53 | 9 | 20.45% | ↑ |

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Condominium

| Listing Inventory on September 30 | 2024 | 2025 | Var. | Var. % | Trend |
|--|----------------|----------------|--------------|---------|-------|
| Listing Units | 88 | 105 | 17 | 19.32% | ↑ |
| Average Days on Market | 66 | 57 | -9 | -13.64% | ↓ |
| Average List Price | \$1,159,167.45 | \$1,113,429.50 | -\$45,737.95 | -3.95% | ↓ |
| Average List \$ / SqFt | \$831.10 | \$861.17 | \$30.07 | 3.62% | ↑ |
| Approximate Absorption Rate | 33.81% | 31.03% | -2.78% | -8.22% | ↓ |
| Approximate Months Supply of Inventory | 2.96 | 3.22 | 0.26 | 8.78% | ↑ |
| Listed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Taken) | 511 | 574 | 63 | 12.33% | ↑ |
| Average Original List Price | \$1,037,117.50 | \$1,066,403.28 | \$29,285.78 | 2.82% | ↑ |
| Average Original List \$ / SqFt | \$847.46 | \$882.99 | \$35.53 | 4.19% | ↑ |
| Went Pending (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 340 | 328 | -12 | -3.53% | ↓ |
| Average List Price | \$951,605.54 | \$977,499.96 | \$25,894.42 | 2.72% | ↑ |
| Average List \$ / SqFt | \$822.70 | \$844.93 | \$22.23 | 2.70% | ↑ |
| Average Days to Offer | 33 | 33 | 0 | 0% | ↔ |
| Listed & Price Changed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 113 | 190 | 77 | 68.14% | ↑ |
| Average Original List Price | \$1,102,845.30 | \$1,118,485.73 | \$15,640.43 | 1.42% | ↑ |
| Average Original List \$ / SqFt | \$853.26 | \$907.21 | \$53.95 | 6.32% | ↑ |
| Sold (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Closed Units (Sold) | 294 | 318 | 24 | 8.16% | ↑ |
| Average Days on Market | 51 | 47 | -4 | -7.84% | ↓ |
| Average Days to Offer | 33 | 33 | 0 | 0% | ↔ |
| Average Sale Price | \$928,738.32 | \$962,727.07 | \$33,988.75 | 3.66% | ↑ |
| Average Sale \$ / SqFt | \$803.18 | \$837.15 | \$33.97 | 4.23% | ↑ |
| Average List Price | \$945,727.32 | \$978,090.88 | \$32,363.56 | 3.42% | ↑ |
| Average List \$ / SqFt | \$814.75 | \$847.60 | \$32.85 | 4.03% | ↑ |
| Average Original List Price | \$956,017.37 | \$992,423.12 | \$36,405.75 | 3.81% | ↑ |
| Average Original List \$ / SqFt | \$824.18 | \$859.25 | \$35.07 | 4.26% | ↑ |
| Average Sale Price as % of List Price | 98.65% | 98.81% | 0.16% | 0.16% | ↑ |
| Average Sale Price as % of Original List Price | 97.54% | 97.51% | -0.03% | -0.03% | ↓ |
| Sold Units - Short Sale | 0 | 0 | 0 | 0% | ↔ |
| Sold Units - Lender-Owned | 0 | 0 | 0 | 0% | ↔ |
| 12-Month Activity as of September 30 | 2024 | 2025 | Var. | Var. % | Trend |
| Units Listed | 587 | 655 | 68 | 11.58% | ↑ |
| Units Price Changed | 133 | 220 | 87 | 65.41% | ↑ |
| Units Went Pending | 398 | 394 | -4 | -1.01% | ↓ |
| Units Sold | 357 | 391 | 34 | 9.52% | ↑ |

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Multi Family

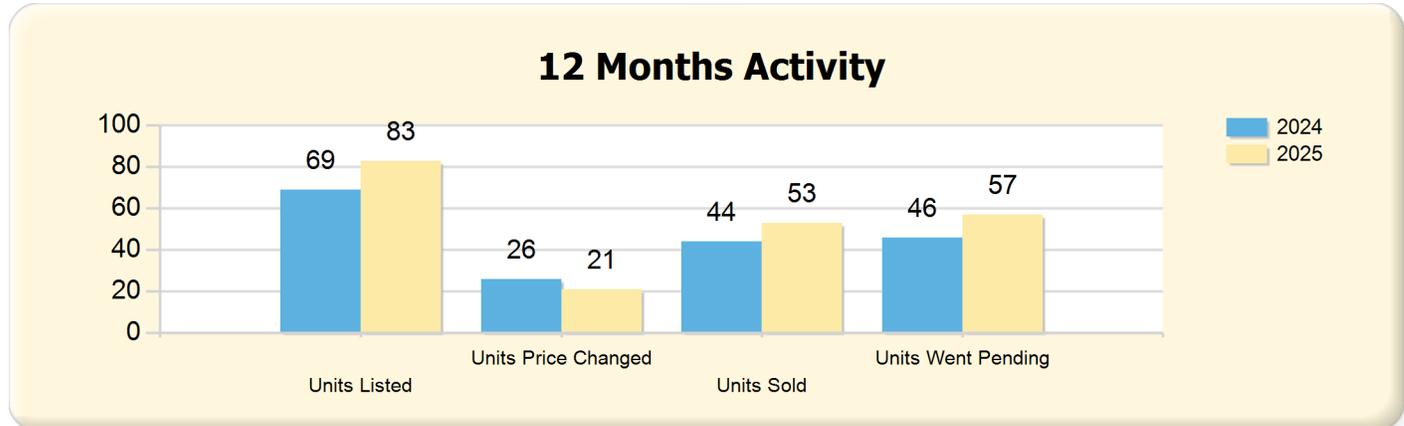
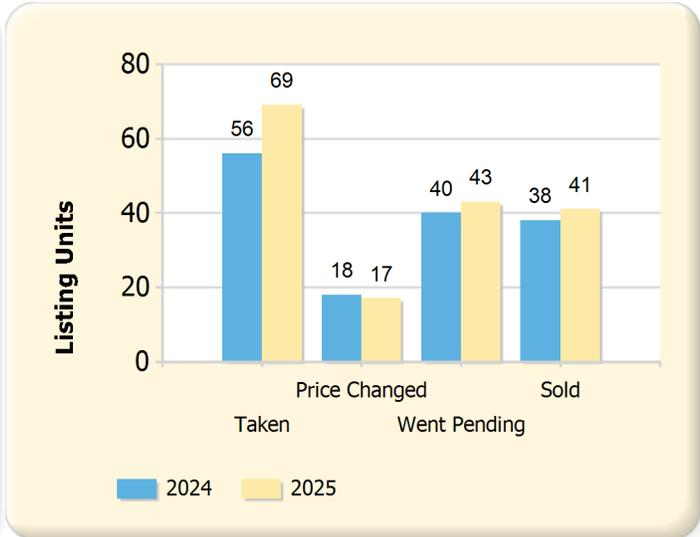
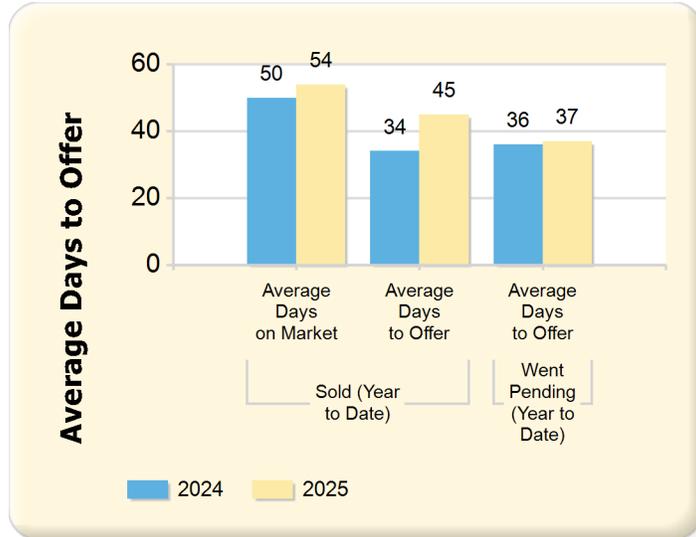
| Listing Inventory on September 30 | 2024 | 2025 | Var. | Var. % | Trend |
|--|----------------|----------------|-----------------|---------|-------|
| Listing Units | 19 | 15 | -4 | -21.05% | ↓ |
| Average Days on Market | 99 | 124 | 25 | 25.25% | ↑ |
| Average List Price | \$3,362,810.53 | \$2,356,133.33 | -\$1,006,677.20 | -29.94% | ↓ |
| Average List \$ / SqFt | \$734.33 | \$622.99 | -\$111.34 | -15.16% | ↓ |
| Approximate Absorption Rate | 17.54% | 21.67% | 4.13% | 23.55% | ↑ |
| Approximate Months Supply of Inventory | 5.70 | 4.62 | -1.08 | -18.95% | ↓ |
| Listed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Taken) | 70 | 71 | 1 | 1.43% | ↑ |
| Average Original List Price | \$2,564,547.13 | \$2,111,640.52 | -\$452,906.61 | -17.66% | ↓ |
| Average Original List \$ / SqFt | \$765.50 | \$668.54 | -\$96.96 | -12.67% | ↓ |
| Went Pending (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 34 | 43 | 9 | 26.47% | ↑ |
| Average List Price | \$1,793,550.00 | \$1,788,323.00 | -\$5,227.00 | -0.29% | ↓ |
| Average List \$ / SqFt | \$713.93 | \$624.13 | -\$89.80 | -12.58% | ↓ |
| Average Days to Offer | 34 | 48 | 14 | 41.18% | ↑ |
| Listed & Price Changed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 16 | 22 | 6 | 37.50% | ↑ |
| Average Original List Price | \$2,202,681.19 | \$1,686,226.82 | -\$516,454.37 | -23.45% | ↓ |
| Average Original List \$ / SqFt | \$781.27 | \$647.23 | -\$134.04 | -17.16% | ↓ |
| Sold (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Closed Units (Sold) | 35 | 33 | -2 | -5.71% | ↓ |
| Average Days on Market | 59 | 58 | -1 | -1.69% | ↓ |
| Average Days to Offer | 38 | 43 | 5 | 13.16% | ↑ |
| Average Sale Price | \$1,791,789.14 | \$1,822,507.58 | \$30,718.44 | 1.71% | ↑ |
| Average Sale \$ / SqFt | \$673.37 | \$622.67 | -\$50.70 | -7.53% | ↓ |
| Average List Price | \$1,877,794.29 | \$1,841,875.73 | -\$35,918.56 | -1.91% | ↓ |
| Average List \$ / SqFt | \$707.27 | \$636.98 | -\$70.29 | -9.94% | ↓ |
| Average Original List Price | \$1,927,625.71 | \$1,942,575.73 | \$14,950.02 | 0.78% | ↑ |
| Average Original List \$ / SqFt | \$721.31 | \$671.50 | -\$49.81 | -6.91% | ↓ |
| Average Sale Price as % of List Price | 95.30% | 98.62% | 3.32% | 3.48% | ↑ |
| Average Sale Price as % of Original List Price | 93.14% | 95.11% | 1.97% | 2.12% | ↑ |
| Sold Units - Short Sale | 0 | 0 | 0 | 0% | ↔ |
| Sold Units - Lender-Owned | 0 | 0 | 0 | 0% | ↔ |
| 12-Month Activity as of September 30 | 2024 | 2025 | Var. | Var. % | Trend |
| Units Listed | 93 | 81 | -12 | -12.90% | ↓ |
| Units Price Changed | 24 | 23 | -1 | -4.17% | ↓ |
| Units Went Pending | 45 | 50 | 5 | 11.11% | ↑ |
| Units Sold | 40 | 39 | -1 | -2.50% | ↓ |

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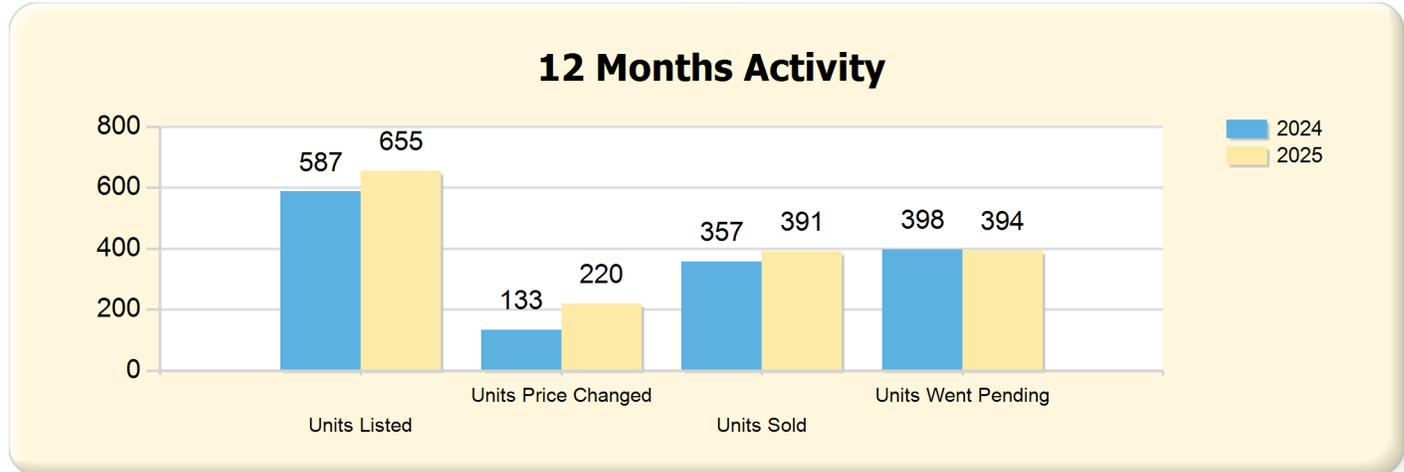
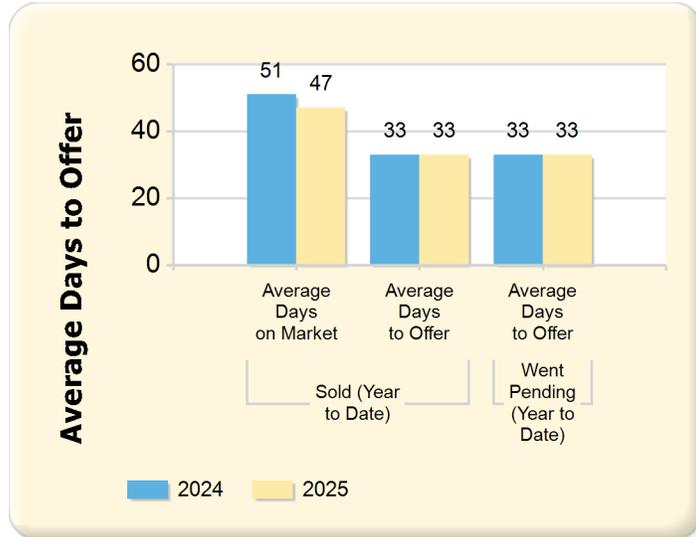
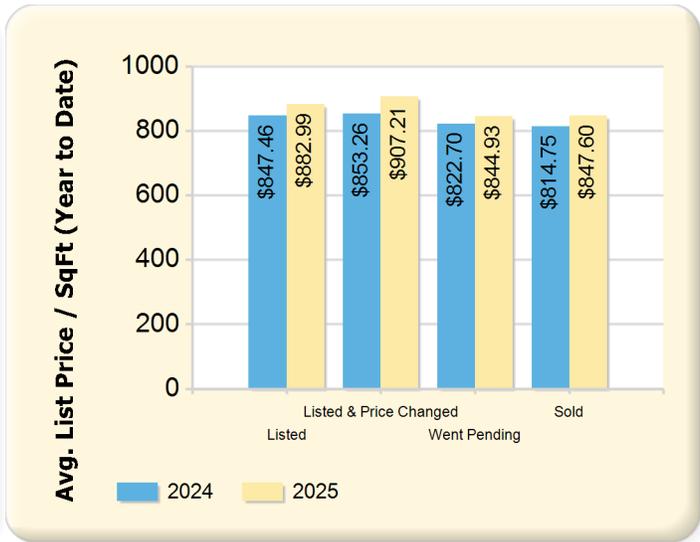


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