

# Local Market Update for December 2016

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## South Boston

Single-Family Homes	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
<b>Key Metrics</b>						
Closed Sales	5	5	0.0%	39	52	+ 33.3%
Median Sales Price*	\$563,000	<b>\$680,000</b>	+ 20.8%	\$576,000	<b>\$700,000</b>	+ 21.5%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Days on Market Until Sale	65	27	- 58.5%	63	35	- 44.4%
Percent of Original List Price Received*	98.1%	<b>96.0%</b>	- 2.1%	95.6%	<b>97.9%</b>	+ 2.4%
New Listings	1	5	+ 400.0%	44	83	+ 88.6%
Pending Sales	1	4	+ 300.0%	35	57	+ 62.9%

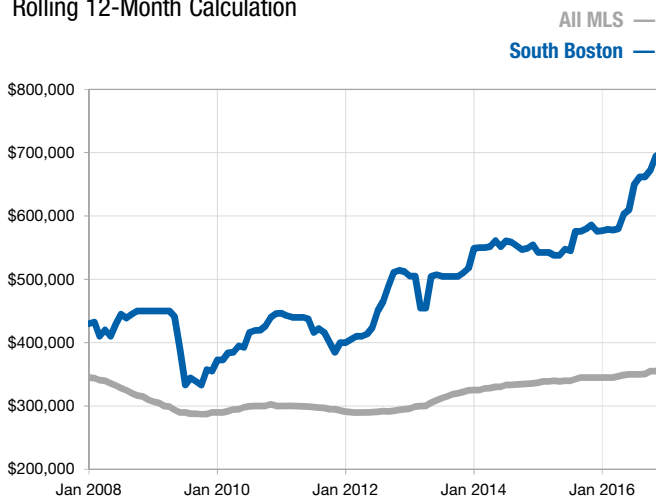
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
<b>Key Metrics</b>						
Closed Sales	34	47	+ 38.2%	580	511	- 11.9%
Median Sales Price*	\$507,500	<b>\$645,000</b>	+ 27.1%	\$561,500	<b>\$638,000</b>	+ 13.6%
Inventory of Homes for Sale	53	34	- 35.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Days on Market Until Sale	34	28	- 17.6%	47	43	- 8.5%
Percent of Original List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	100.1%	<b>100.2%</b>	+ 0.1%
New Listings	29	13	- 55.2%	722	651	- 9.8%
Pending Sales	27	25	- 7.4%	591	543	- 8.1%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

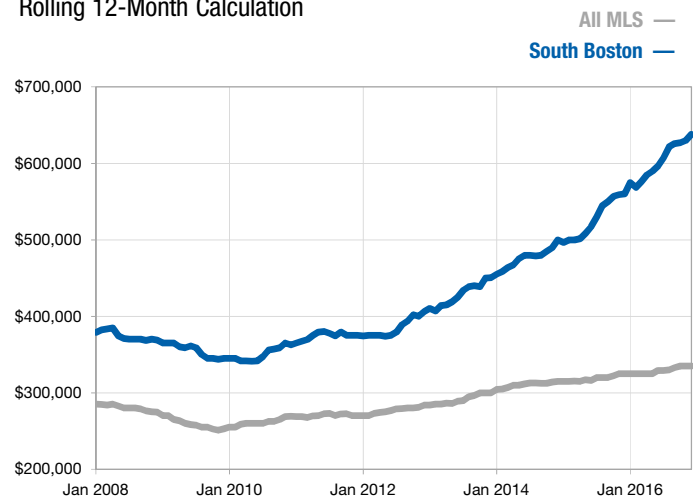
### Median Sales Price - Single-Family Homes

Rolling 12-Month Calculation



### Median Sales Price - Condominiums

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.