

South Boston, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Single Family

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	4	7	5	7	13
Average Days on Market	81	20	69	24	35
Average List Price	\$1,849,975.00	\$1,321,714.29	\$1,406,560.00	\$1,306,000.00	\$1,571,000.00
Average List \$ / SqFt	\$868.36	\$717.79	\$693.77	\$800.16	\$758.01
Approximate Absorption Rate	122.92%	50.00%	66.67%	64.29%	27.56%
Approximate Months Supply of Inventory	0.81	2.00	1.50	1.56	3.63
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	22	20	10	20	23
Average Original List Price	\$1,184,940.91	\$1,402,694.95	\$1,283,300.00	\$1,210,100.00	\$1,464,130.39
Average Original List \$ / SqFt	\$626.80	\$702.03	\$706.72	\$729.16	\$728.93
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	22	12	9	19	9
Average List Price	\$1,079,536.36	\$1,311,899.92	\$1,322,444.44	\$1,222,736.84	\$1,265,666.56
Average List \$ / SqFt	\$606.80	\$656.45	\$680.95	\$703.66	\$663.10
Average Days to Offer	21	75	49	43	20
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	2	2	4	3	5
Average Original List Price	\$812,000.00	\$1,824,999.50	\$1,219,500.00	\$1,516,000.00	\$1,475,600.00
Average Original List \$ / SqFt	\$600.58	\$718.74	\$693.55	\$876.15	\$728.30
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	12	8	10	13	5
Average Days on Market	58	63	68	76	66
Average Days to Offer	36	37	49	67	34
Average Sale Price	\$1,018,875.00	\$1,195,612.50	\$1,102,900.00	\$1,348,625.00	\$1,028,000.00
Average Sale \$ / SqFt	\$583.19	\$627.96	\$587.49	\$654.89	\$707.84
Average List Price	\$1,041,816.67	\$1,235,612.38	\$1,126,790.00	\$1,428,230.77	\$1,019,599.80
Average List \$ / SqFt	\$606.54	\$648.35	\$602.10	\$693.07	\$714.12
Average Original List Price	\$1,067,066.67	\$1,261,237.50	\$1,192,290.00	\$1,515,915.38	\$1,027,599.80
Average Original List \$ / SqFt	\$629.44	\$670.37	\$636.14	\$728.50	\$722.22
Average Sale Price as % of List Price	96.64%	96.43%	97.23%	94.21%	100.32%
Average Sale Price as % of Original List Price	94.33%	93.40%	92.19%	90.25%	99.45%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	84	74	50	80	81
Units Price Changed	19	24	23	26	27
Units Went Pending	69	44	38	62	50
Units Sold	59	42	40	54	43

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Condominium

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	53	75	75	119	105
Average Days on Market	50	51	53	51	45
Average List Price	\$1,012,707.55	\$1,149,829.32	\$1,163,442.61	\$1,117,161.29	\$1,035,852.36
Average List \$ / SqFt	\$856.02	\$827.89	\$854.15	\$868.44	\$863.27
Approximate Absorption Rate	107.55%	48.22%	37.89%	26.05%	29.29%
Approximate Months Supply of Inventory	0.93	2.07	2.64	3.84	3.41
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	195	169	203	252	202
Average Original List Price	\$930,309.74	\$1,022,232.39	\$1,064,327.63	\$1,127,809.89	\$1,009,854.14
Average Original List \$ / SqFt	\$851.16	\$816.98	\$852.88	\$900.87	\$872.32
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	185	118	139	135	112
Average List Price	\$872,320.47	\$879,114.19	\$935,735.17	\$1,048,213.29	\$996,863.74
Average List \$ / SqFt	\$839.26	\$781.89	\$827.46	\$838.80	\$881.17
Average Days to Offer	34	34	31	32	36
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	21	32	30	53	23
Average Original List Price	\$986,414.29	\$1,084,496.84	\$1,216,650.00	\$1,267,513.17	\$1,034,473.87
Average Original List \$ / SqFt	\$893.43	\$849.62	\$879.82	\$1,045.08	\$879.23
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	109	74	79	82	57
Average Days on Market	60	62	60	57	72
Average Days to Offer	50	48	37	41	54
Average Sale Price	\$845,332.56	\$871,220.51	\$917,460.76	\$990,528.90	\$935,982.89
Average Sale \$ / SqFt	\$762.56	\$755.63	\$800.41	\$814.16	\$854.27
Average List Price	\$858,912.83	\$893,474.55	\$939,111.01	\$1,005,344.00	\$955,907.02
Average List \$ / SqFt	\$773.24	\$771.33	\$818.54	\$825.48	\$872.32
Average Original List Price	\$879,552.55	\$907,948.88	\$948,563.56	\$1,019,315.34	\$967,240.35
Average Original List \$ / SqFt	\$790.07	\$786.24	\$827.03	\$836.28	\$883.19
Average Sale Price as % of List Price	98.55%	98.01%	97.86%	98.64%	98.03%
Average Sale Price as % of Original List Price	96.51%	96.24%	96.85%	97.42%	96.84%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	749	592	569	642	609
Units Price Changed	186	204	151	173	165
Units Went Pending	657	394	385	408	379
Units Sold	684	434	341	372	369

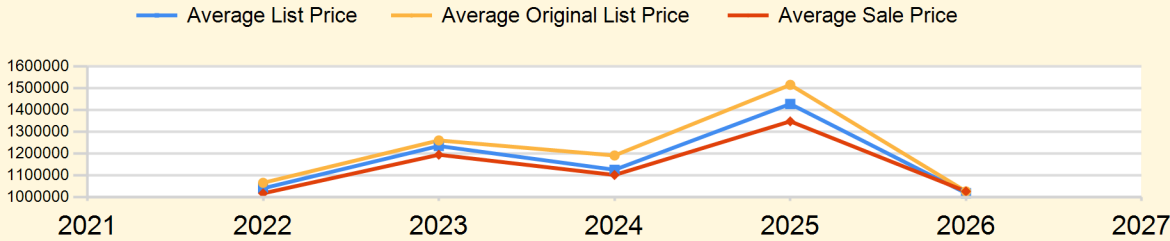
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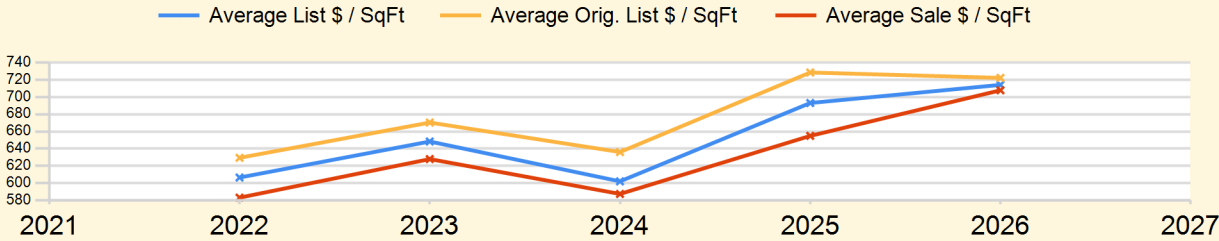
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$1,041,816.67	\$1,235,612.38	\$1,126,790.00	\$1,428,230.77	\$1,019,599.80
Original List Price	\$1,067,066.67	\$1,261,237.50	\$1,192,290.00	\$1,515,915.38	\$1,027,599.80
Sale Price	\$1,018,875.00	\$1,195,612.50	\$1,102,900.00	\$1,348,625.00	\$1,028,000.00

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$606.54	\$648.35	\$602.10	\$693.07	\$714.12
Orig. List \$ / SqFt	\$629.44	\$670.37	\$636.14	\$728.50	\$722.22
Sale \$ / SqFt	\$583.19	\$627.96	\$587.49	\$654.89	\$707.84

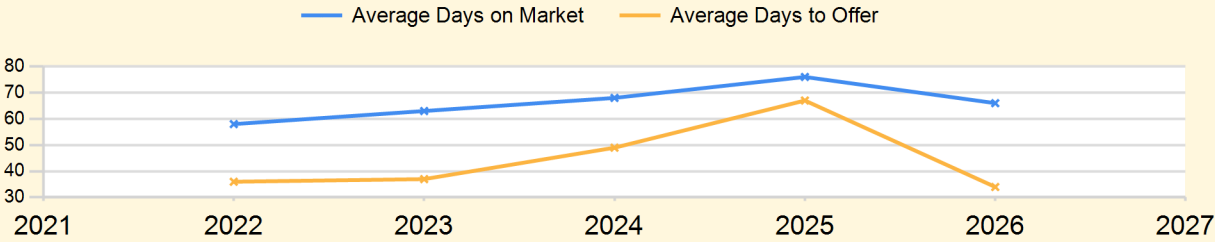
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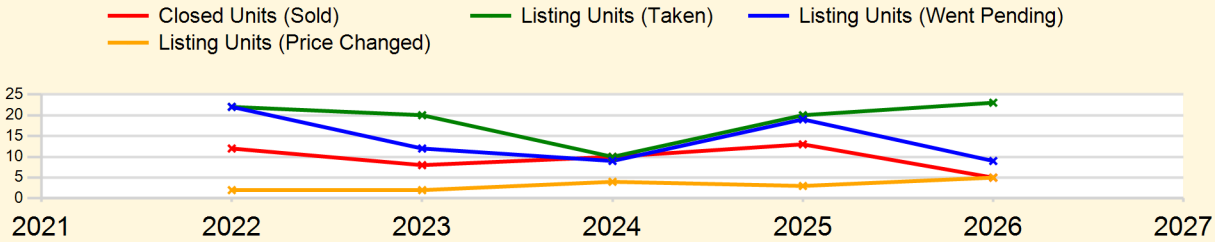
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Average Days to Offer (Sold Inventory - Year to Date)



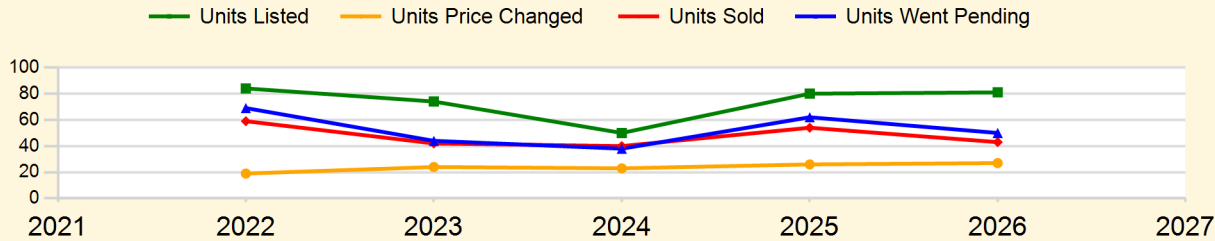
Solds / Year	2022	2023	2024	2025	2026
Days on Market	58	63	68	76	66
Days to Offer	36	37	49	67	34

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	12	8	10	13	5
Units Price Changed	2	2	4	3	5
Units Taken	22	20	10	20	23
Units Went Pending	22	12	9	19	9

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	84	74	50	80	81
Units Price Changed	19	24	23	26	27
Units Sold	59	42	40	54	43
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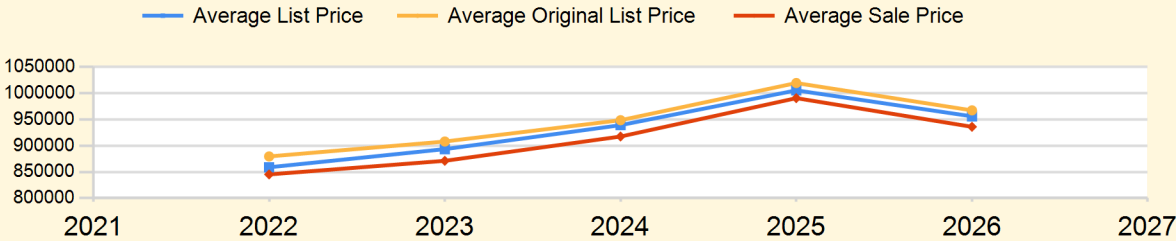
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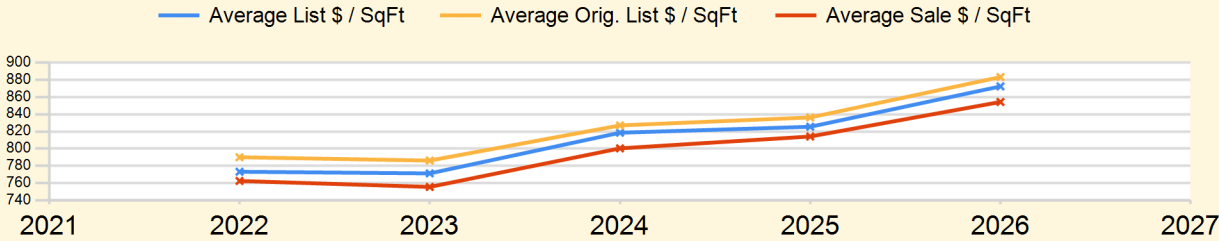
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$858,912.83	\$893,474.55	\$939,111.01	\$1,005,344.00	\$955,907.02
Original List Price	\$879,552.55	\$907,948.88	\$948,563.56	\$1,019,315.34	\$967,240.35
Sale Price	\$845,332.56	\$871,220.51	\$917,460.76	\$990,528.90	\$935,982.89

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$773.24	\$771.33	\$818.54	\$825.48	\$872.32
Orig. List \$ / SqFt	\$790.07	\$786.24	\$827.03	\$836.28	\$883.19
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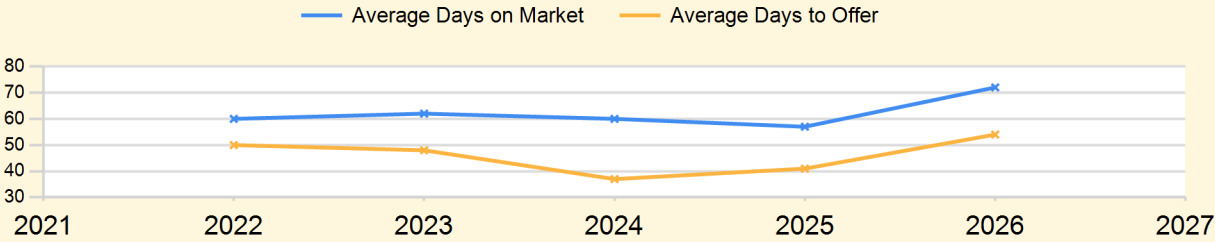
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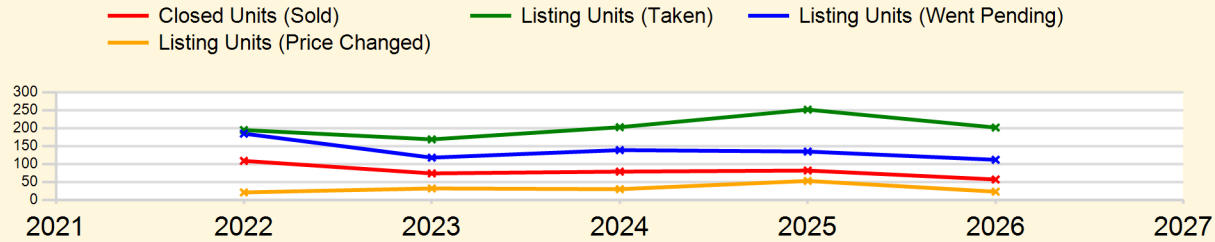
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



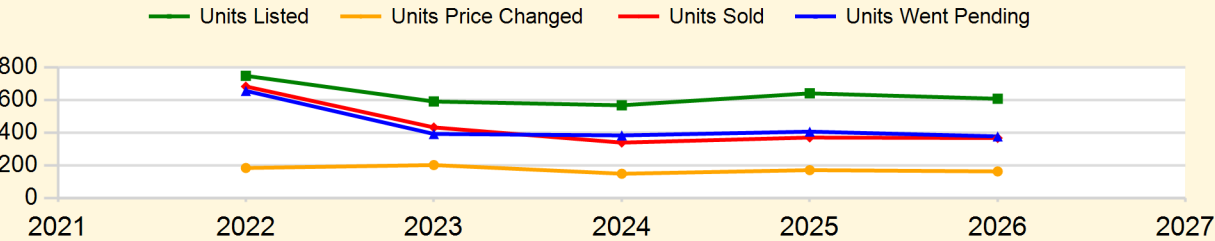
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Days on Market	60	62	60	57	72
Days to Offer	50	48	37	41	54

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	109	74	79	82	57
Units Price Changed	21	32	30	53	23
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12 Months Activity



Category / Year	2022	2023	2024	2025	2026
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