

# South Boston, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

## Single Family

| Listing Inventory on September 8               | 2025           | 2026           | Var.         | Var. %  | Trend |
|------------------------------------------------|----------------|----------------|--------------|---------|-------|
| Listing Units                                  | 12             | 13             | 1            | 8.33%   | ↑     |
| Average Days on Market                         | 21             | 84             | 63           | 300%    | ↑     |
| Average List Price                             | \$1,388,749.83 | \$1,924,992.31 | \$536,242.48 | 38.61%  | ↑     |
| Average List \$ / SqFt                         | \$805.64       | \$817.84       | \$12.20      | 1.51%   | ↑     |
| Approximate Absorption Rate                    | 34.03%         | 32.05%         | -1.98%       | -5.82%  | ↓     |
| Approximate Months Supply of Inventory         | 2.94           | 3.12           | 0.18         | 6.12%   | ↑     |
| Listed (Year to Date)                          | 2025           | 2026           | Var.         | Var. %  | Trend |
| Listing Units (Taken)                          | 58             | 59             | 1            | 1.72%   | ↑     |
| Average Original List Price                    | \$1,377,481.00 | \$1,711,369.46 | \$333,888.46 | 24.24%  | ↑     |
| Average Original List \$ / SqFt                | \$747.23       | \$781.50       | \$34.27      | 4.59%   | ↑     |
| Went Pending (Year to Date)                    | 2025           | 2026           | Var.         | Var. %  | Trend |
| Listing Units (Went Pending)                   | 40             | 31             | -9           | -22.50% | ↓     |
| Average List Price                             | \$1,315,222.50 | \$1,450,706.39 | \$135,483.89 | 10.30%  | ↑     |
| Average List \$ / SqFt                         | \$697.33       | \$717.96       | \$20.63      | 2.96%   | ↑     |
| Average Days to Offer                          | 36             | 26             | -10          | -27.78% | ↓     |
| Listed & Price Changed (Year to Date)          | 2025           | 2026           | Var.         | Var. %  | Trend |
| Listing Units (Price Changed)                  | 13             | 22             | 9            | 69.23%  | ↑     |
| Average Original List Price                    | \$1,562,384.62 | \$1,628,263.59 | \$65,878.97  | 4.22%   | ↑     |
| Average Original List \$ / SqFt                | \$762.09       | \$776.79       | \$14.70      | 1.93%   | ↑     |
| Sold (Year to Date)                            | 2025           | 2026           | Var.         | Var. %  | Trend |
| Closed Units (Sold)                            | 32             | 30             | -2           | -6.25%  | ↓     |
| Average Days on Market                         | 56             | 45             | -11          | -19.64% | ↓     |
| Average Days to Offer                          | 47             | 27             | -20          | -42.55% | ↓     |
| Average Sale Price                             | \$1,236,656.47 | \$1,265,416.67 | \$28,760.20  | 2.33%   | ↑     |
| Average Sale \$ / SqFt                         | \$680.84       | \$664.46       | -\$16.38     | -2.41%  | ↓     |
| Average List Price                             | \$1,294,965.63 | \$1,297,433.27 | \$2,467.64   | 0.19%   | ↑     |
| Average List \$ / SqFt                         | \$712.59       | \$677.84       | -\$34.75     | -4.88%  | ↓     |
| Average Original List Price                    | \$1,339,962.50 | \$1,321,999.93 | -\$17,962.57 | -1.34%  | ↓     |
| Average Original List \$ / SqFt                | \$732.05       | \$689.07       | -\$42.98     | -5.87%  | ↓     |
| Average Sale Price as % of List Price          | 95.47%         | 98.40%         | 2.93%        | 3.07%   | ↑     |
| Average Sale Price as % of Original List Price | 93.28%         | 96.99%         | 3.71%        | 3.98%   | ↑     |
| Sold Units - Short Sale                        | 0              | 0              | 0            | 0%      | ↔     |
| Sold Units - Lender-Owned                      | 0              | 0              | 0            | 0%      | ↔     |
| 12-Month Activity as of September 8            | 2025           | 2026           | Var.         | Var. %  | Trend |
| Units Listed                                   | 76             | 79             | 3            | 3.95%   | ↑     |
| Units Price Changed                            | 19             | 32             | 13           | 68.42%  | ↑     |
| Units Went Pending                             | 55             | 50             | -5           | -9.09%  | ↓     |
| Units Sold                                     | 49             | 50             | 1            | 2.04%   | ↑     |

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## Condominium

| Listing Inventory on September 8               | 2025           | 2026           | Var.         | Var. %  | Trend |
|------------------------------------------------|----------------|----------------|--------------|---------|-------|
| Listing Units                                  | 79             | 75             | -4           | -5.06%  | ↓     |
| Average Days on Market                         | 65             | 78             | 13           | 20%     | ↑     |
| Average List Price                             | \$1,101,516.43 | \$1,128,549.31 | \$27,032.88  | 2.45%   | ↑     |
| Average List \$ / SqFt                         | \$866.82       | \$847.00       | -\$19.82     | -2.29%  | ↓     |
| Approximate Absorption Rate                    | 42.51%         | 37.78%         | -4.73%       | -11.13% | ↓     |
| Approximate Months Supply of Inventory         | 2.35           | 2.65           | 0.30         | 12.77%  | ↑     |
| Listed (Year to Date)                          | 2025           | 2026           | Var.         | Var. %  | Trend |
| Listing Units (Taken)                          | 521            | 466            | -55          | -10.56% | ↓     |
| Average Original List Price                    | \$1,062,275.59 | \$1,024,812.39 | -\$37,463.20 | -3.53%  | ↓     |
| Average Original List \$ / SqFt                | \$885.68       | \$872.47       | -\$13.21     | -1.49%  | ↓     |
| Went Pending (Year to Date)                    | 2025           | 2026           | Var.         | Var. %  | Trend |
| Listing Units (Went Pending)                   | 313            | 284            | -29          | -9.27%  | ↓     |
| Average List Price                             | \$980,134.46   | \$962,081.46   | -\$18,053.00 | -1.84%  | ↓     |
| Average List \$ / SqFt                         | \$845.75       | \$860.06       | \$14.31      | 1.69%   | ↑     |
| Average Days to Offer                          | 33             | 36             | 3            | 9.09%   | ↑     |
| Listed & Price Changed (Year to Date)          | 2025           | 2026           | Var.         | Var. %  | Trend |
| Listing Units (Price Changed)                  | 175            | 147            | -28          | -16%    | ↓     |
| Average Original List Price                    | \$1,112,973.65 | \$1,028,443.14 | -\$84,530.51 | -7.60%  | ↓     |
| Average Original List \$ / SqFt                | \$910.26       | \$871.02       | -\$39.24     | -4.31%  | ↓     |
| Sold (Year to Date)                            | 2025           | 2026           | Var.         | Var. %  | Trend |
| Closed Units (Sold)                            | 309            | 256            | -53          | -17.15% | ↓     |
| Average Days on Market                         | 47             | 48             | 1            | 2.13%   | ↑     |
| Average Days to Offer                          | 33             | 35             | 2            | 6.06%   | ↑     |
| Average Sale Price                             | \$968,672.20   | \$947,365.14   | -\$21,307.06 | -2.20%  | ↓     |
| Average Sale \$ / SqFt                         | \$836.58       | \$853.16       | \$16.58      | 1.98%   | ↑     |
| Average List Price                             | \$984,245.95   | \$961,432.41   | -\$22,813.54 | -2.32%  | ↓     |
| Average List \$ / SqFt                         | \$847.01       | \$864.92       | \$17.91      | 2.11%   | ↑     |
| Average Original List Price                    | \$998,594.34   | \$974,028.89   | -\$24,565.45 | -2.46%  | ↓     |
| Average Original List \$ / SqFt                | \$858.52       | \$876.30       | \$17.78      | 2.07%   | ↑     |
| Average Sale Price as % of List Price          | 98.81%         | 98.67%         | -0.14%       | -0.14%  | ↓     |
| Average Sale Price as % of Original List Price | 97.53%         | 97.39%         | -0.14%       | -0.14%  | ↓     |
| Sold Units - Short Sale                        | 0              | 0              | 0            | 0%      | ↔     |
| Sold Units - Lender-Owned                      | 0              | 0              | 0            | 0%      | ↔     |
| 12-Month Activity as of September 8            | 2025           | 2026           | Var.         | Var. %  | Trend |
| Units Listed                                   | 652            | 607            | -45          | -6.90%  | ↓     |
| Units Price Changed                            | 223            | 192            | -31          | -13.90% | ↓     |
| Units Went Pending                             | 399            | 367            | -32          | -8.02%  | ↓     |
| Units Sold                                     | 403            | 340            | -63          | -15.63% | ↓     |

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## Multi Family

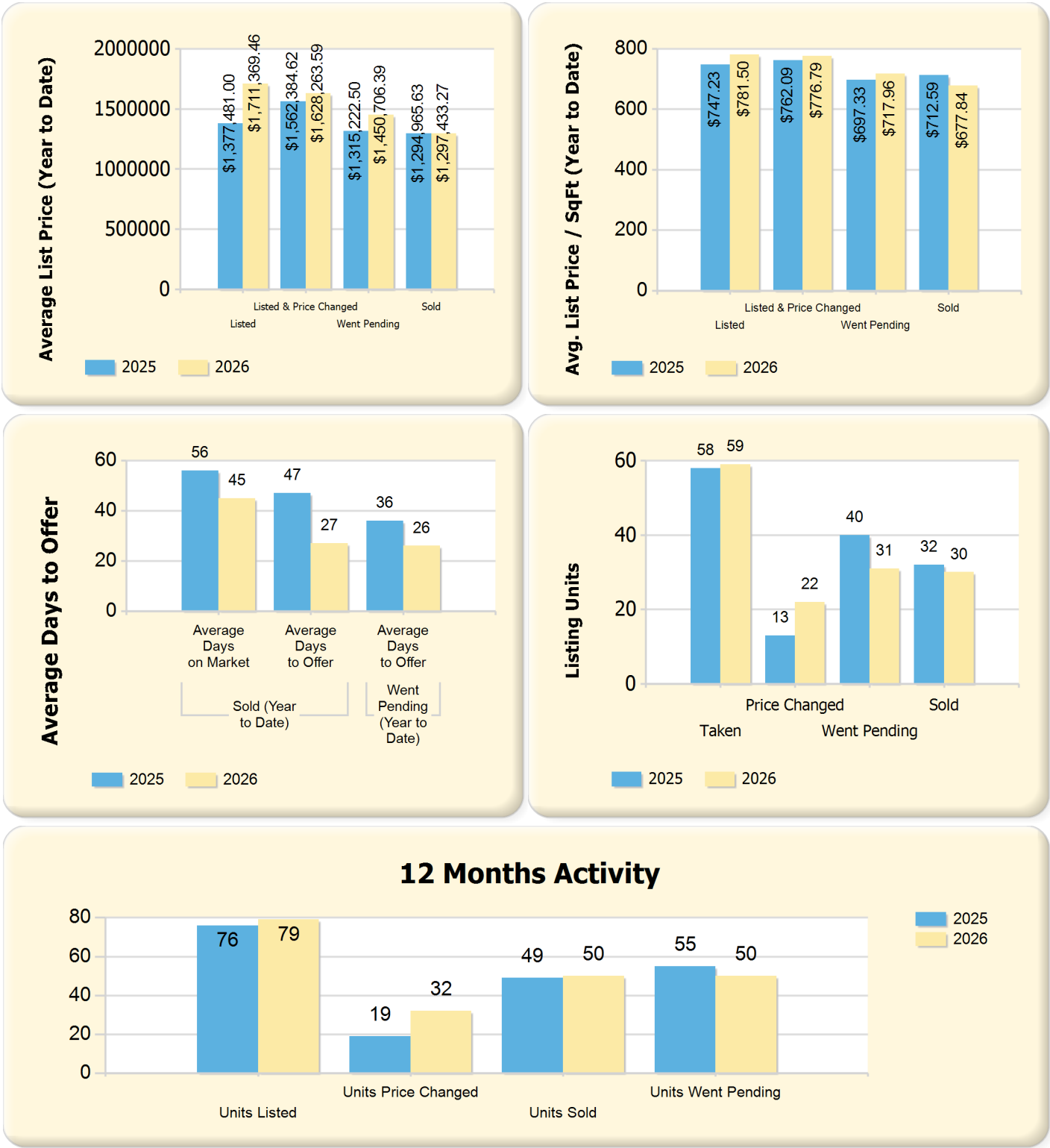
| Listing Inventory on September 8               | 2025           | 2026           | Var.          | Var. %  | Trend |
|------------------------------------------------|----------------|----------------|---------------|---------|-------|
| Listing Units                                  | 17             | 14             | -3            | -17.65% | ↓     |
| Average Days on Market                         | 98             | 121            | 23            | 23.47%  | ↑     |
| Average List Price                             | \$2,502,352.94 | \$2,869,357.07 | \$367,004.13  | 14.67%  | ↑     |
| Average List \$ / SqFt                         | \$604.02       | \$691.21       | \$87.19       | 14.43%  | ↑     |
| Approximate Absorption Rate                    | 19.12%         | 29.76%         | 10.64%        | 55.65%  | ↑     |
| Approximate Months Supply of Inventory         | 5.23           | 3.36           | -1.87         | -35.76% | ↓     |
| Listed (Year to Date)                          | 2025           | 2026           | Var.          | Var. %  | Trend |
| Listing Units (Taken)                          | 69             | 70             | 1             | 1.45%   | ↑     |
| Average Original List Price                    | \$2,113,876.48 | \$2,243,942.83 | \$130,066.35  | 6.15%   | ↑     |
| Average Original List \$ / SqFt                | \$666.74       | \$648.33       | -\$18.41      | -2.76%  | ↓     |
| Went Pending (Year to Date)                    | 2025           | 2026           | Var.          | Var. %  | Trend |
| Listing Units (Went Pending)                   | 40             | 39             | -1            | -2.50%  | ↓     |
| Average List Price                             | \$1,805,097.23 | \$2,041,820.49 | \$236,723.26  | 13.11%  | ↑     |
| Average List \$ / SqFt                         | \$630.60       | \$592.92       | -\$37.68      | -5.98%  | ↓     |
| Average Days to Offer                          | 49             | 46             | -3            | -6.12%  | ↓     |
| Listed & Price Changed (Year to Date)          | 2025           | 2026           | Var.          | Var. %  | Trend |
| Listing Units (Price Changed)                  | 19             | 25             | 6             | 31.58%  | ↑     |
| Average Original List Price                    | \$1,770,999.47 | \$2,545,840.00 | \$774,840.53  | 43.75%  | ↑     |
| Average Original List \$ / SqFt                | \$664.05       | \$709.34       | \$45.29       | 6.82%   | ↑     |
| Sold (Year to Date)                            | 2025           | 2026           | Var.          | Var. %  | Trend |
| Closed Units (Sold)                            | 31             | 32             | 1             | 3.23%   | ↑     |
| Average Days on Market                         | 55             | 50             | -5            | -9.09%  | ↓     |
| Average Days to Offer                          | 39             | 40             | 1             | 2.56%   | ↑     |
| Average Sale Price                             | \$1,819,443.55 | \$1,742,515.63 | -\$76,927.92  | -4.23%  | ↓     |
| Average Sale \$ / SqFt                         | \$626.55       | \$579.06       | -\$47.49      | -7.58%  | ↓     |
| Average List Price                             | \$1,829,289.97 | \$1,774,249.94 | -\$55,040.03  | -3.01%  | ↓     |
| Average List \$ / SqFt                         | \$637.82       | \$588.38       | -\$49.44      | -7.75%  | ↓     |
| Average Original List Price                    | \$1,926,193.19 | \$1,799,531.22 | -\$126,661.97 | -6.58%  | ↓     |
| Average Original List \$ / SqFt                | \$671.49       | \$596.26       | -\$75.23      | -11.20% | ↓     |
| Average Sale Price as % of List Price          | 99.17%         | 99.52%         | 0.35%         | 0.35%   | ↑     |
| Average Sale Price as % of Original List Price | 95.85%         | 98.47%         | 2.62%         | 2.73%   | ↑     |
| Sold Units - Short Sale                        | 0              | 0              | 0             | 0%      | ↔     |
| Sold Units - Lender-Owned                      | 0              | 0              | 0             | 0%      | ↔     |
| 12-Month Activity as of September 8            | 2025           | 2026           | Var.          | Var. %  | Trend |
| Units Listed                                   | 85             | 88             | 3             | 3.53%   | ↑     |
| Units Price Changed                            | 22             | 29             | 7             | 31.82%  | ↑     |
| Units Went Pending                             | 50             | 55             | 5             | 10%     | ↑     |
| Units Sold                                     | 39             | 50             | 11            | 28.21%  | ↑     |

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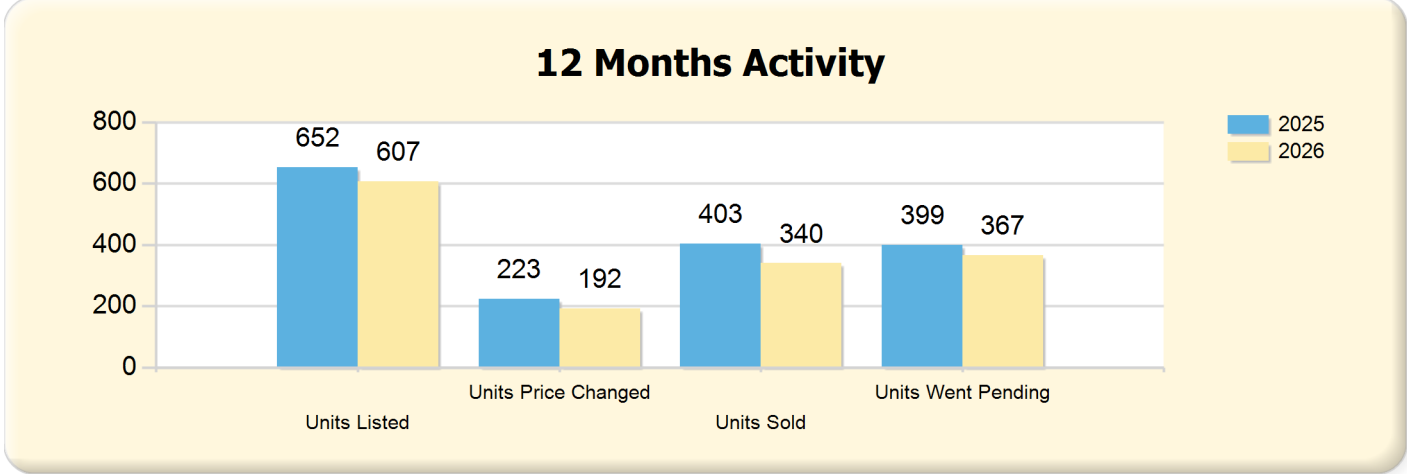
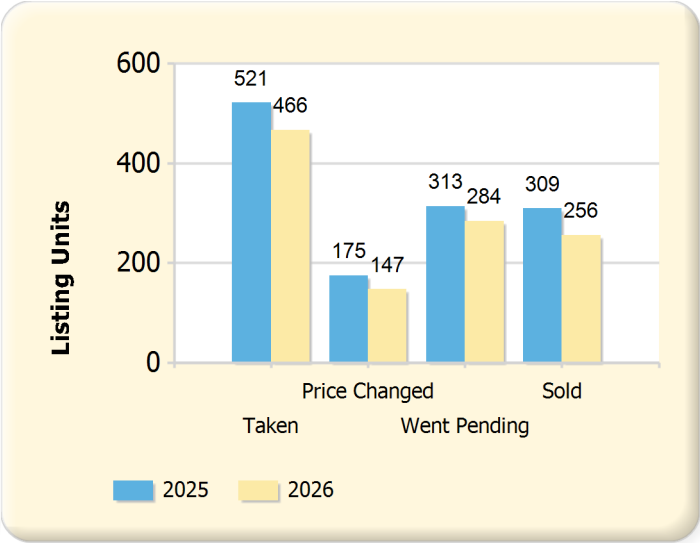
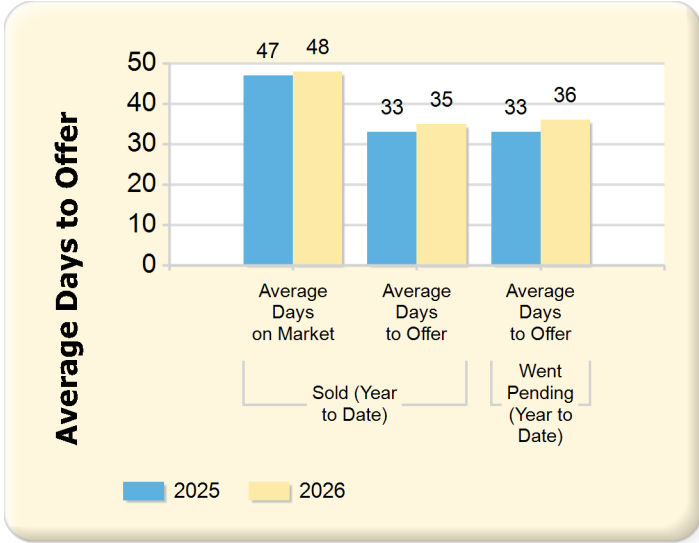
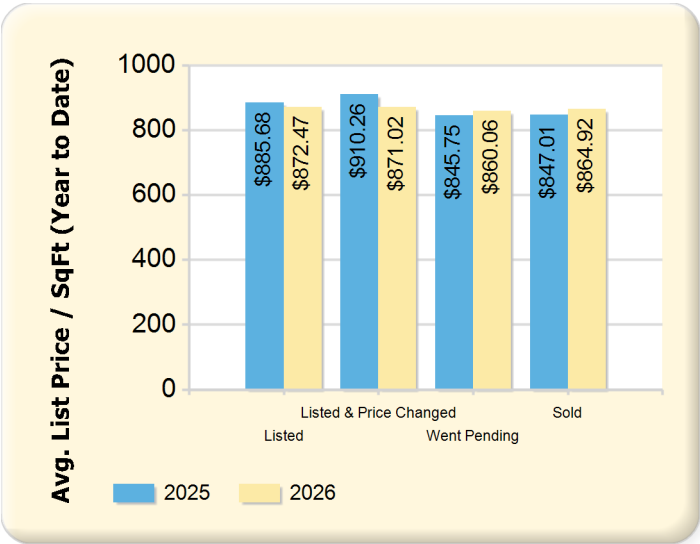
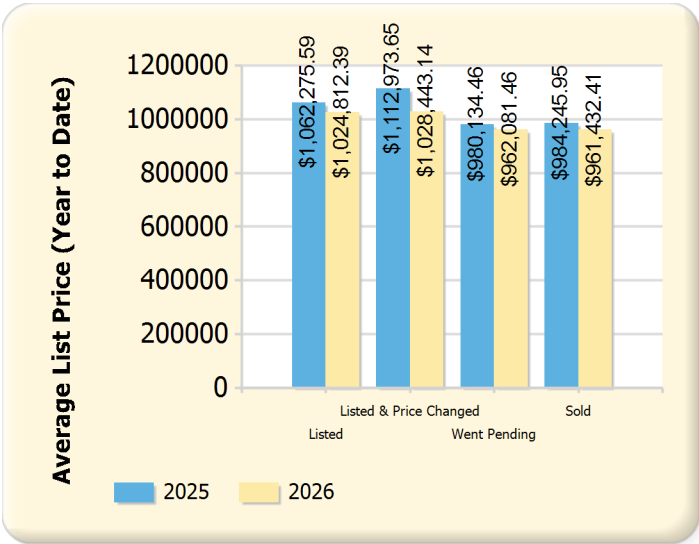


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## Condominium

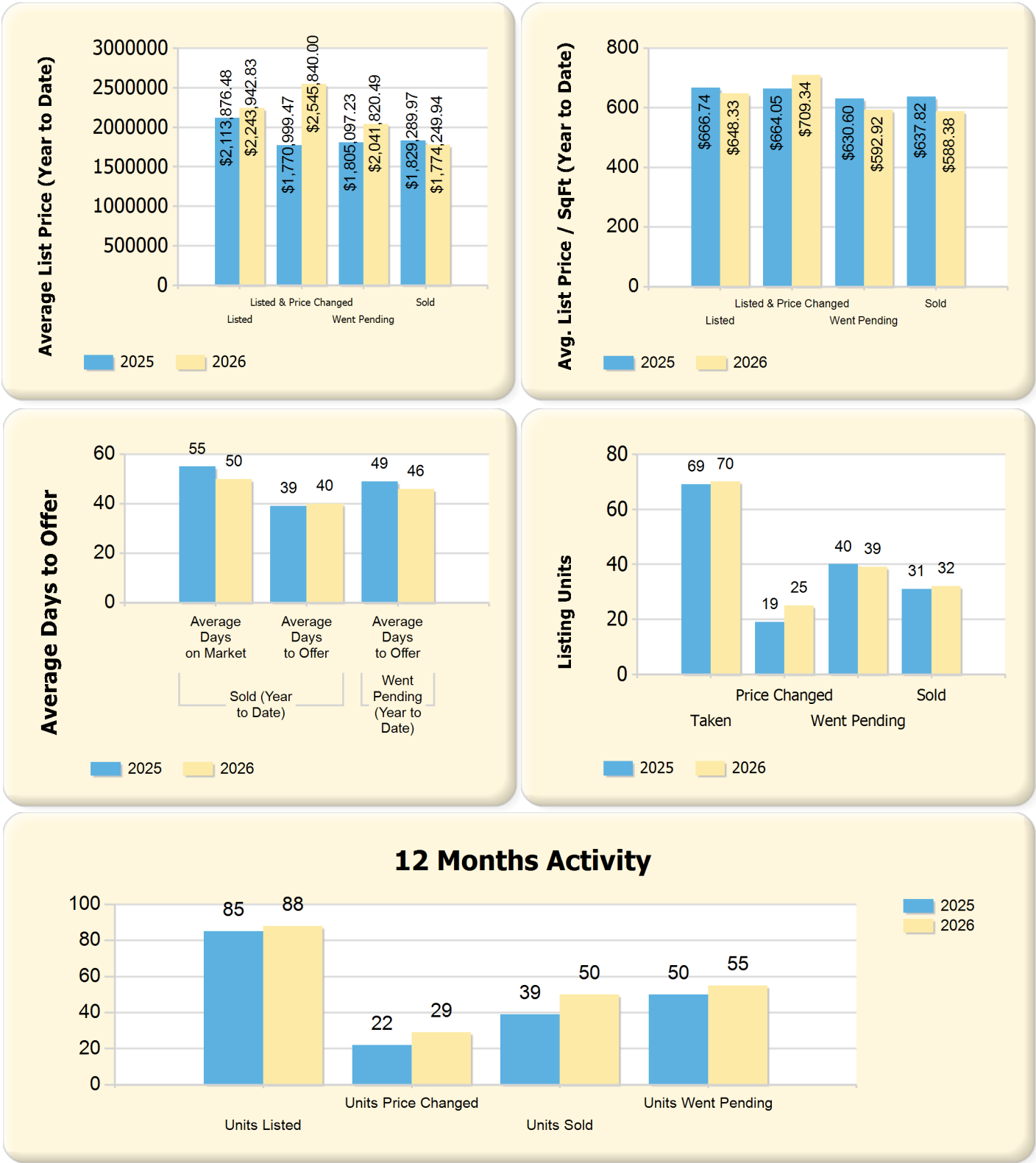


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