

South End, 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	6	3	-3	-50%	↓
Average Days on Market	102	129	27	26.47%	↑
Average List Price	\$3,745,833.33	\$5,488,333.33	\$1,742,500.00	46.52%	↑
Average List \$ / SqFt	\$1,203.72	\$1,697.52	\$493.80	41.02%	↑
Approximate Absorption Rate	33.33%	44.44%	11.11%	33.33%	↑
Approximate Months Supply of Inventory	3.00	2.25	-0.75	-25%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	16	16	0	0%	↔
Average Original List Price	\$3,819,000.00	\$4,662,125.00	\$843,125.00	22.08%	↑
Average Original List \$ / SqFt	\$1,265.26	\$1,460.37	\$195.11	15.42%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	13	10	-3	-23.08%	↓
Average List Price	\$4,352,230.77	\$4,068,400.00	-\$283,830.77	-6.52%	↓
Average List \$ / SqFt	\$1,371.22	\$1,303.48	-\$67.74	-4.94%	↓
Average Days to Offer	82	56	-26	-31.71%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	2	6	4	200%	↑
Average Original List Price	\$2,347,500.00	\$4,662,500.00	\$2,315,000.00	98.62%	↑
Average Original List \$ / SqFt	\$1,220.15	\$1,476.04	\$255.89	20.97%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	16	9	-7	-43.75%	↓
Average Days on Market	117	70	-47	-40.17%	↓
Average Days to Offer	77	58	-19	-24.68%	↓
Average Sale Price	\$3,949,375.00	\$3,765,722.22	-\$183,652.78	-4.65%	↓
Average Sale \$ / SqFt	\$1,196.57	\$1,201.39	\$4.82	0.40%	↑
Average List Price	\$4,140,062.50	\$3,980,333.33	-\$159,729.17	-3.86%	↓
Average List \$ / SqFt	\$1,240.67	\$1,265.45	\$24.78	2%	↑
Average Original List Price	\$4,219,375.00	\$4,229,222.22	\$9,847.22	0.23%	↑
Average Original List \$ / SqFt	\$1,267.98	\$1,341.44	\$73.46	5.79%	↑
Average Sale Price as % of List Price	96.82%	94.82%	-2%	-2.07%	↓
Average Sale Price as % of Original List Price	95.03%	89.95%	-5.08%	-5.35%	↓
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	28	23	-5	-17.86%	↓
Units Price Changed	6	9	3	50%	↑
Units Went Pending	21	19	-2	-9.52%	↓
Units Sold	24	16	-8	-33.33%	↓

South End, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Condominium

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	94	98	4	4.26%	↑
Average Days on Market	80	96	16	20%	↑
Average List Price	\$1,570,183.63	\$1,378,090.82	-\$192,092.81	-12.23%	↓
Average List \$ / SqFt	\$1,155.55	\$1,131.26	-\$24.29	-2.10%	↓
Approximate Absorption Rate	29.17%	25.51%	-3.66%	-12.55%	↓
Approximate Months Supply of Inventory	3.43	3.92	0.49	14.29%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	460	448	-12	-2.61%	↓
Average Original List Price	\$1,482,868.24	\$1,472,621.96	-\$10,246.28	-0.69%	↓
Average Original List \$ / SqFt	\$1,524.97	\$1,200.39	-\$324.58	-21.28%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	255	241	-14	-5.49%	↓
Average List Price	\$1,361,690.95	\$1,533,059.53	\$171,368.58	12.58%	↑
Average List \$ / SqFt	\$1,164.65	\$1,192.97	\$28.32	2.43%	↑
Average Days to Offer	37	38	1	2.70%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	132	158	26	19.70%	↑
Average Original List Price	\$1,461,081.45	\$1,420,721.49	-\$40,359.96	-2.76%	↓
Average Original List \$ / SqFt	\$1,178.20	\$1,163.60	-\$14.60	-1.24%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	237	214	-23	-9.70%	↓
Average Days on Market	47	52	5	10.64%	↑
Average Days to Offer	35	36	1	2.86%	↑
Average Sale Price	\$1,334,693.99	\$1,457,970.96	\$123,276.97	9.24%	↑
Average Sale \$ / SqFt	\$1,141.06	\$1,180.12	\$39.06	3.42%	↑
Average List Price	\$1,355,098.19	\$1,486,410.58	\$131,312.39	9.69%	↑
Average List \$ / SqFt	\$1,157.06	\$1,197.66	\$40.60	3.51%	↑
Average Original List Price	\$1,375,351.78	\$1,505,648.89	\$130,297.11	9.47%	↑
Average Original List \$ / SqFt	\$1,172.86	\$1,213.67	\$40.81	3.48%	↑
Average Sale Price as % of List Price	98.80%	98.56%	-0.24%	-0.24%	↓
Average Sale Price as % of Original List Price	97.46%	97.22%	-0.24%	-0.25%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	590	612	22	3.73%	↑
Units Price Changed	170	197	27	15.88%	↑
Units Went Pending	364	335	-29	-7.97%	↓
Units Sold	329	300	-29	-8.81%	↓

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

South End, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Multi Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	9	3	-6	-66.67%	↓
Average Days on Market	85	116	31	36.47%	↑
Average List Price	\$4,329,377.78	\$3,998,333.33	-\$331,044.45	-7.65%	↓
Average List \$ / SqFt	\$839.71	\$898.70	\$58.99	7.03%	↑
Approximate Absorption Rate	6.48%	25.00%	18.52%	285.80%	↑
Approximate Months Supply of Inventory	15.43	4.00	-11.43	-74.08%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	22	15	-7	-31.82%	↓
Average Original List Price	\$4,296,563.64	\$3,638,266.60	-\$658,297.04	-15.32%	↓
Average Original List \$ / SqFt	\$858.33	\$999.41	\$141.08	16.44%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	6	6	0	0%	↔
Average List Price	\$3,220,666.67	\$3,293,000.00	\$72,333.33	2.25%	↑
Average List \$ / SqFt	\$852.53	\$885.45	\$32.92	3.86%	↑
Average Days to Offer	69	55	-14	-20.29%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	5	4	-1	-20%	↓
Average Original List Price	\$3,145,000.00	\$4,026,250.00	\$881,250.00	28.02%	↑
Average Original List \$ / SqFt	\$945.27	\$1,070.94	\$125.67	13.29%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	6	5	-1	-16.67%	↓
Average Days on Market	64	63	-1	-1.56%	↓
Average Days to Offer	58	57	-1	-1.72%	↓
Average Sale Price	\$2,875,666.67	\$2,426,750.00	-\$448,916.67	-15.61%	↓
Average Sale \$ / SqFt	\$776.95	\$822.56	\$45.61	5.87%	↑
Average List Price	\$3,187,166.67	\$2,658,000.00	-\$529,166.67	-16.60%	↓
Average List \$ / SqFt	\$853.62	\$892.54	\$38.92	4.56%	↑
Average Original List Price	\$3,204,000.00	\$2,576,000.00	-\$628,000.00	-19.60%	↓
Average Original List \$ / SqFt	\$858.24	\$896.66	\$38.42	4.48%	↑
Average Sale Price as % of List Price	90.95%	92.88%	1.93%	2.12%	↑
Average Sale Price as % of Original List Price	90.48%	93.16%	2.68%	2.96%	↑
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	29	20	-9	-31.03%	↓
Units Price Changed	8	6	-2	-25%	↓
Units Went Pending	8	13	5	62.50%	↑
Units Sold	7	9	2	28.57%	↑

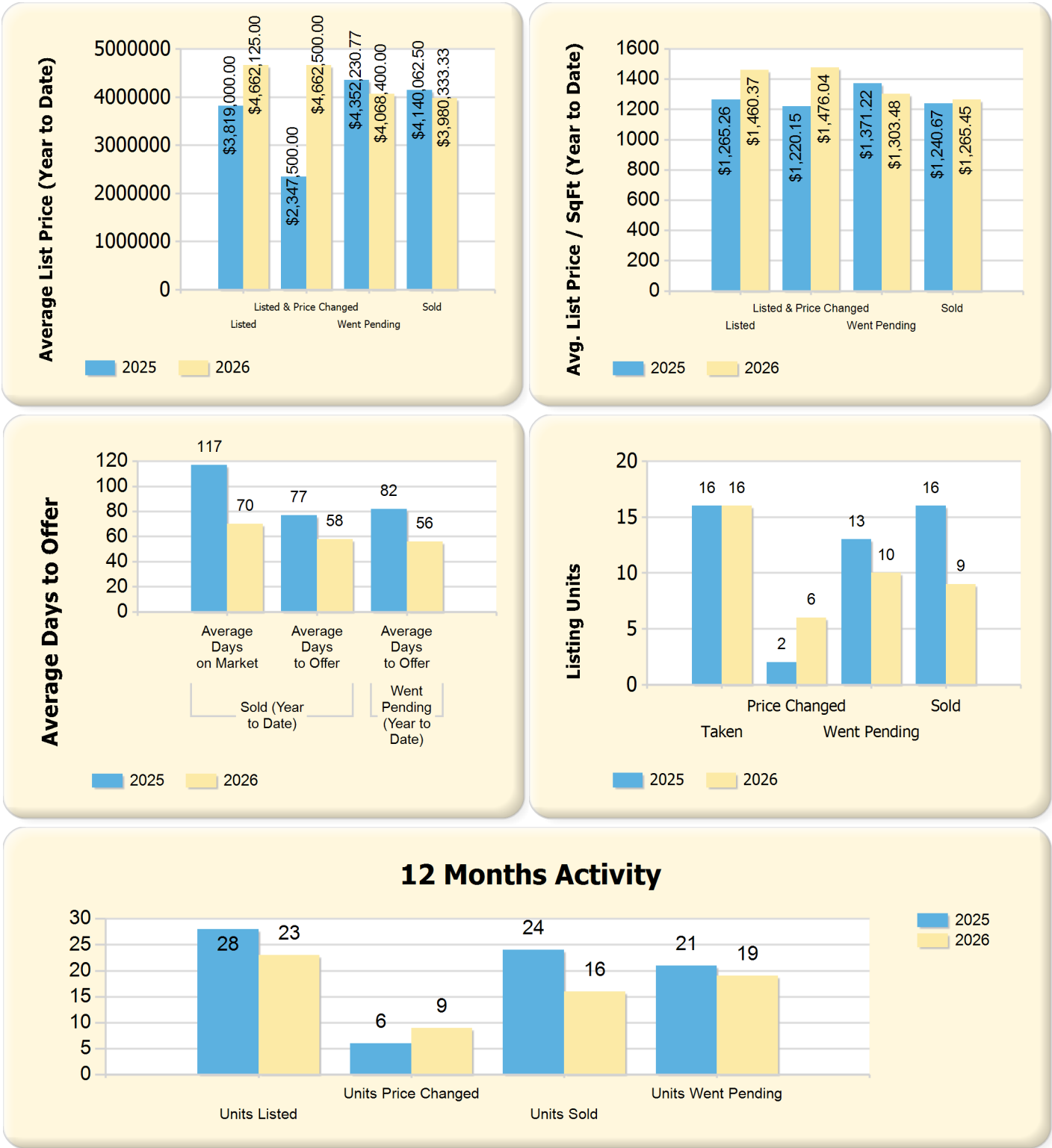
This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

South End, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Single Family

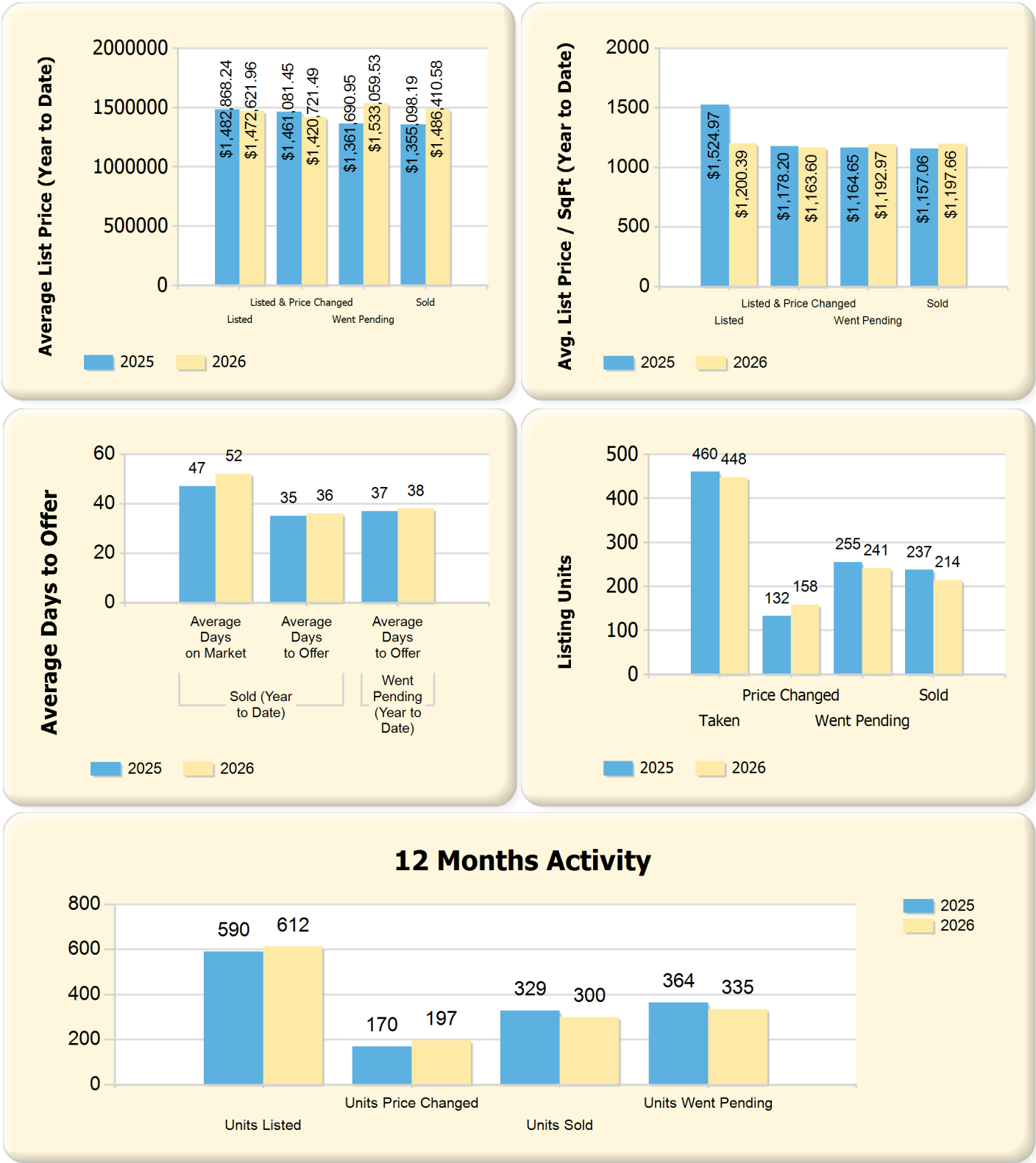


South End, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Condominium



South End, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Multi Family

