

South Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$905,412

Typical Home Value (ZHVI)

▼ 0.3% YoY

\$990,000

Median Sale Price

Closed sales, trailing month

\$1,107,333

Median List Price

Active listings

316

Homes Currently For Sale

Active inventory

112

New Listings This Month

Fresh supply

20 days

Median Days to Pending

Steady pace

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

146

Homes sold in May 2026

\$882/sqft

Median \$/sqft (▲ 9.7% YoY)

35 days

Avg. DOM (vs. 23 last year)

75/100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$360,000 – \$590,000
1 Bedroom	~650–850 sq ft	\$520,000 – \$835,000
2 Bedroom	~950–1,300 sq ft	\$760,000 – \$1,275,000
3+ Bedroom / Triple-Decker	~1,500–2,400 sq ft	\$1,200,000 – \$2,350,000

AGENT TAKEAWAY

Deepest inventory nearby at 316 listings, but absorption improved: days on market fell to 35 from 48 and the Compete Score jumped to 75. \$/sqft holds at \$882, up 9.7% YoY.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median sale/list price, inventory, new listings, days to pending. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.