

South End, Boston — Market Data

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

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HEADLINE NUMBERS

\$1,087,830

Typical Home Value (ZHVI)

▲ 1.1% YoY

\$1,950,000

Median Sale Price

Trailing month

\$1,160,833

Median List Price

Active listings

227

Homes Currently For Sale

Active inventory

78

New Listings This Month

Fresh supply

25 days

Median Days to Pending

Fast-moving

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

64 days

Avg. DOM (vs. 49 last year)

\$1,220/sqft

Median \$/sqft (▲ 7.5% YoY)

98.3%

Sale-to-List Ratio

56 / 100

Compete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$495,000 – \$810,000
1 Bedroom	~650–850 sq ft	\$715,000 – \$1,150,000
2 Bedroom	~950–1,300 sq ft	\$1,045,000 – \$1,755,000
3+ Bed / Rowhouse	~1,500–2,400 sq ft	\$1,650,000 – \$3,240,000

AGENT TAKEAWAY

Deepest inventory of the historic neighborhoods: 227 active, 78 new, unchanged from June. Days on market hold at 64 vs 49 a year ago, but a 98.3% sale-to-list ratio keeps sellers near ask.

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 × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.