

South Boston 02127

ZIP code · MA · Massachusetts > Suffolk County

BALANCED MARKET

\$896K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

500

SALES (12 MO)

\$852K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



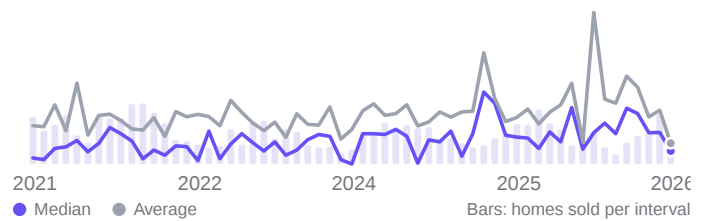
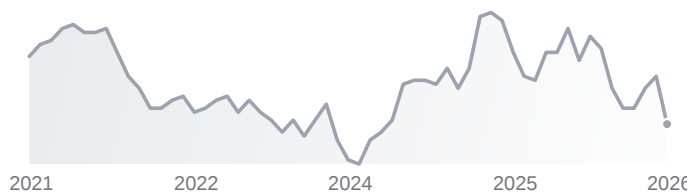
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$825K · Average \$870K

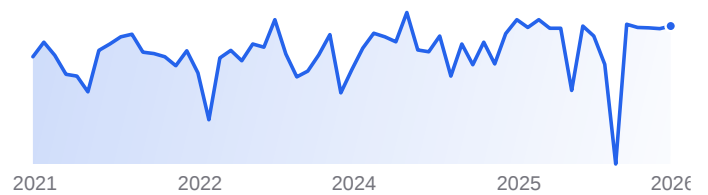
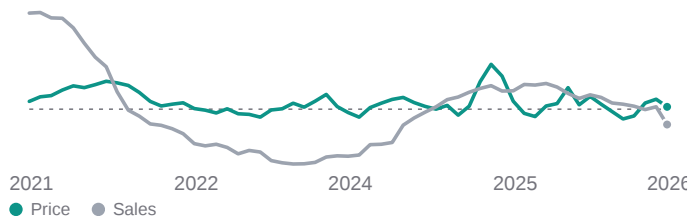


Growth (year over year)

Price +1.6% · Sales -10.2%

Price per square foot

\$811/ft²

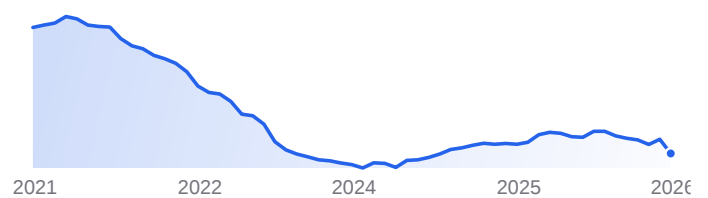
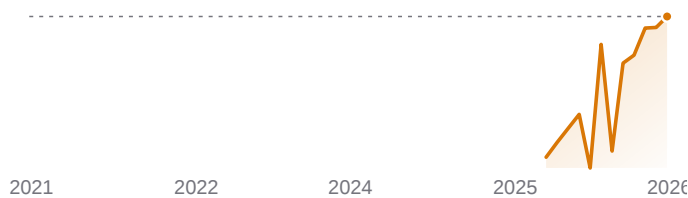


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

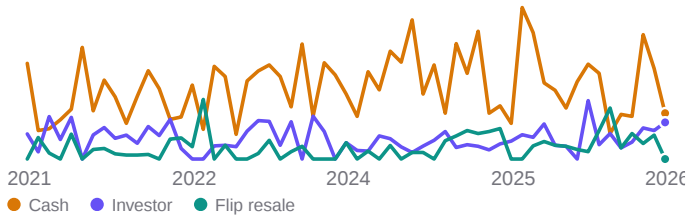
4.5%



BUYERS & OUTCOMES

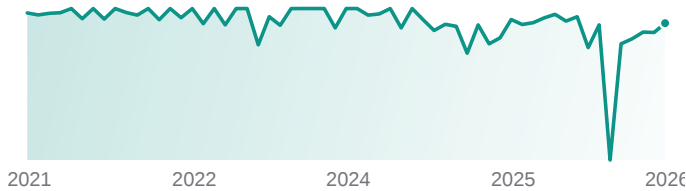
Buyer mix

Cash 13% · Investor 10% · Flip resale 0%



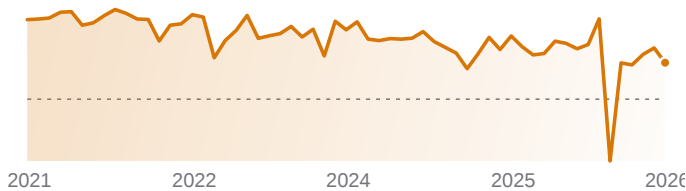
Sellers who sold at a gain

93%

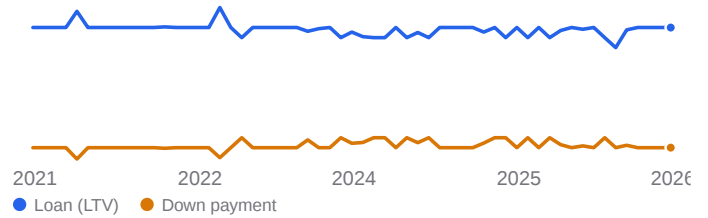


Median annualized return at resale

+2.5%

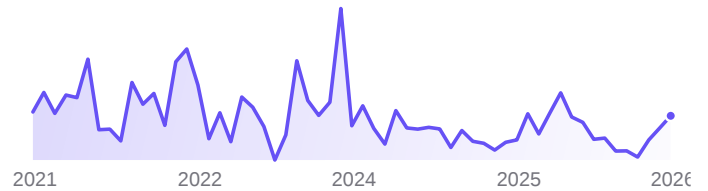


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



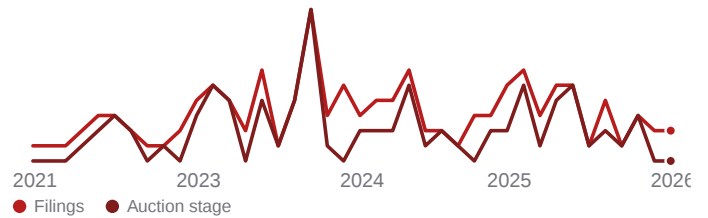
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	11,103
Median value (AVM)	\$852K
Median size	1,199 ft²
Median bedrooms	2
Median year built	1905
Single family	12%
Condos	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	52%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	37,644
Density	15,131 / mi²
Median household income	\$146K
Average household income	\$171K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	79
Homes occupied	94%
Bachelor's or higher	44%
Poverty rate	10.0%
Unemployment	1.4%
Average temp	50°F
Annual precip	45 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.