



Contact me for a free real estate market consultation.

Stephen McCarthy | 617.320.7219

COMPASS

## SOUTH BOSTON SALES AUGUST 2018

Address	Bd	Ba	Sq Ft	Listed Price	Sold Price	PPSF	Condo Fee	% Sold/List	Contract Date	Sold Date	DOM
57 M St	9	3	4,665	\$2,349,900	\$2,000,000	\$429		85.1%	8/3/18	8/24/18	52
141 Dorchester Ave, Unit 415	2	3	2,143	\$1,895,000	\$1,780,000	\$831	\$1,551	93.9%	7/17/18	8/24/18	115
621 E 1st St, Unit D5	3	2	1,939	\$1,749,000	\$1,749,000	\$902	\$452	100.0%	6/19/18	8/14/18	21
15 Swallow St, Unit 1	3	3	2,380	\$1,799,000	\$1,739,000	\$731	\$200	96.7%	6/26/18	8/17/18	55
15 Swallow St, Unit 2	3	3	2,118	\$1,690,000	\$1,690,000	\$798	\$200	100.0%	5/10/18	8/16/18	29
39 A St, Unit 21	2	2	1,450	\$1,435,000	\$1,435,000	\$990	\$440	100.0%	5/26/18	8/22/18	46
285 K St	4	3	2,981	\$1,349,000	\$1,410,000	\$473		104.5%	7/8/18	8/3/18	34
130 P St	6	2	3,100	\$1,269,000	\$1,350,000	\$435		106.4%	7/17/18	8/24/18	30
45 W 3rd St, Unit 313	2	2	1,406	\$1,285,000	\$1,285,000	\$914	\$738	100.0%	7/1/18	8/1/18	60
257 W 3rd St, Unit 2	3	2	1,988	\$1,195,000	\$1,250,000	\$629	\$250	104.6%	6/10/18	8/3/18	3
591 E 3rd St, Unit 5	3	2	1,833	\$1,149,000	\$1,225,000	\$668	\$741	106.6%	6/14/18	8/1/18	9
168 Gold St, Unit 168	2	2	1,504	\$1,325,000	\$1,200,000	\$798	\$200	90.6%	6/18/18	8/10/18	81
141 Dorchester Ave, Unit 611	2	2	1,345	\$1,199,000	\$1,199,000	\$891	\$1,060	100.0%	8/15/18	8/29/18	73
3 Grimes St	4	3	2,138	\$1,041,000	\$1,195,000	\$559		114.8%	6/1/18	8/30/18	293
881 E 1st St, Unit 505	3	2	1,915	\$1,250,000	\$1,150,000	\$601	\$620	92.0%	7/20/18	8/14/18	44
45 W 3rd St, Unit 213	2	2	1,245	\$1,150,000	\$1,150,000	\$924	\$660	100.0%	7/6/18	8/1/18	1
348 E St	3	2	1,715	\$1,089,000	\$1,079,000	\$629		99.1%	6/16/18	8/2/18	9
401 W 1st St, Unit 201	2	2	1,609	\$1,099,000	\$1,075,000	\$668	\$332	97.8%	6/28/18	8/17/18	31
779 E 4th St, Unit 2	2	2	1,634	\$1,099,000	\$1,065,000	\$652	\$390	96.9%	8/1/18	8/28/18	50
39-a Street, Unit 11	2	2	1,176	\$1,049,000	\$1,030,000	\$876	\$337	98.2%	7/31/18	8/17/18	50
39 A St, Unit 14	2	2	1,083	\$1,049,000	\$1,025,000	\$946	\$322	97.7%	5/26/18	8/9/18	25
184 Tudor St	3	3	1,750	\$1,099,000	\$1,000,000	\$571		91.0%	7/24/18	8/17/18	68
141 W 2nd, Unit 205	2	2	1,233	\$975,000	\$975,000	\$791	\$387	100.0%	7/18/18	8/20/18	50
794 E 7th St, Unit A	2	2	1,138	\$949,000	\$968,000	\$851	\$459	102.0%	7/4/18	8/28/18	22
333 W 4th St, Unit 333	3	2	1,565	\$899,900	\$960,000	\$613	\$243	106.7%	5/30/18	8/31/18	21
39-a Street, Unit 5	2	2	1,176	\$999,000	\$959,000	\$815	\$314	96.0%	7/31/18	8/23/18	49
199 W 8th St, Unit 6	2	2	1,215	\$949,000	\$949,000	\$781	\$275	100.0%	3/25/18	8/23/18	21
825 E 4th St, Unit 5	2	2	1,274	\$949,000	\$949,000	\$745	\$212	100.0%	5/27/18	8/3/18	11
183 D St, Unit 5	2	2	1,150	\$940,000	\$940,000	\$817	\$225	100.0%	7/24/18	8/6/18	
656 E 7th St, Unit 1	3	2	1,555	\$949,000	\$935,000	\$601	\$200	98.5%	8/19/18	8/27/18	40
45 W 3rd St, Unit 424	1	1	959	\$915,000	\$915,000	\$954	\$508	100.0%	7/22/18	8/16/18	123
585 E 7th St, Unit 1	2	2	1,346	\$875,000	\$900,000	\$669	\$205	102.9%	7/30/18	8/28/18	12
45 W 3rd St, Unit 314	1	1	960	\$899,000	\$899,000	\$936	\$516	100.0%	7/1/18	8/8/18	173
45 W 3rd St, Unit 212	1	1	958	\$899,000	\$899,000	\$938	\$516	100.0%	10/2/17	8/8/18	20
39 A St, Unit 2	2	2	1,025	\$899,000	\$899,000	\$877	\$299	100.0%	6/22/18	8/2/18	67
199 W 8th St, Unit 1	3	2	1,440	\$899,000	\$890,000	\$618	\$182	99.0%	5/14/18	8/9/18	70

<u>278 K St, Unit 7</u>	2	2	1,457	\$925,000	\$880,000	\$604	\$243	95.1%	8/2/18	8/20/18	65
<u>55 W Broadway, Unit 2</u>	2	2	1,323	\$939,000	\$877,500	\$663	\$602	93.5%	7/14/18	8/21/18	32
<u>925 E Broadway, Unit 2</u>	3	2	1,213	\$850,000	\$850,000	\$701	\$197	100.0%	6/8/18	8/2/18	10
<u>210-212 W 9th St, Unit 1</u>	3	2	2,006	\$879,000	\$830,000	\$414	\$250	94.4%	6/20/18	8/15/18	37
<u>45 W 3rd St, Unit 310</u>	1	1	871	\$830,000	\$830,000	\$953	\$477	100.0%	7/9/18	8/17/18	41
<u>183 D St, Unit 1</u>	2	2	1,077	\$829,900	\$829,900	\$771	\$200	100.0%	7/11/18	8/3/18	22
<u>15 Ward St, Unit 1</u>	3	3	1,448	\$849,000	\$820,000	\$566	\$333	96.6%	7/12/18	8/31/18	29
<u>183 D St, Unit 2</u>	2	2	1,050	\$799,900	\$799,900	\$762	\$200	100.0%	7/16/18	8/24/18	36
<u>199 W 8th St, Unit 5</u>	2	2	1,100	\$799,000	\$799,000	\$726	\$250	100.0%	3/22/18	8/9/18	15
<u>112 W 9th St, Unit 3</u>	2	2	1,449	\$799,999	\$796,865	\$550	\$317	99.6%	7/10/18	8/1/18	23
<u>436 W 4th St, Unit 2</u>	2	2	1,310	\$779,000	\$795,000	\$607	\$212	102.1%	7/10/18	8/15/18	21
<u>584 E 8th St, Unit 3</u>	2	1	1,076	\$749,000	\$769,000	\$715	\$231	102.7%	7/28/18	8/14/18	19
<u>199 W 8th St, Unit 3</u>	2	2	1,050	\$799,000	\$765,000	\$729	\$162	95.7%	6/24/18	8/16/18	110
<u>313 Silver St</u>	2	1	1,956	\$799,900	\$765,000	\$391		95.6%	6/12/18	8/1/18	56
<u>27-29 Telegraph St, Unit 1</u>	3	2	1,379	\$779,000	\$750,000	\$544	\$270	96.3%	7/12/18	8/28/18	43
<u>62 Telegraph St, Unit 1</u>	2	2	1,637	\$769,900	\$750,000	\$458	\$180	97.4%	8/17/18	8/29/18	23
<u>199 W 8th St, Unit 4</u>	2	2	990	\$749,000	\$749,000	\$757	\$225	100.0%	3/20/18	8/16/18	14
<u>199 W 8th St, Unit 2</u>	2	2	990	\$749,000	\$749,000	\$757	\$225	100.0%	3/20/18	8/16/18	16
<u>663 E 7th St, Unit 3</u>	2	2	1,173	\$779,000	\$740,000	\$631	\$169	95.0%	7/31/18	8/31/18	62
<u>19 Colebrook St</u>	3	2	1,274	\$729,000	\$740,000	\$581		101.5%	6/18/18	8/3/18	5
<u>820-r E 6th St</u>	2	2	1,550	\$929,000	\$739,900	\$477		79.6%	8/8/18	8/23/18	95
<u>689 E 8th St, Unit 1</u>	2	2	1,251	\$749,900	\$732,500	\$586	\$285	97.7%	6/10/18	8/10/18	28
<u>66 Gates St, Unit 3</u>	2	2	1,158	\$749,000	\$732,000	\$632	\$290	97.7%	7/21/18	8/27/18	12
<u>594 E 6th St, Unit 1</u>	2	2	1,150	\$749,000	\$727,500	\$633	\$162	97.1%	7/16/18	8/31/18	25
<u>712 E 5th St, Unit 2</u>	2	1	1,060	\$725,000	\$725,000	\$684	\$160	100.0%	6/21/18	8/7/18	16
<u>113-115 N St, Unit 3</u>	3	1	927	\$649,000	\$725,000	\$782	\$192	111.7%	6/29/18	8/1/18	10
<u>152 Old Colony Ave, Unit 13</u>	2	2	1,058	\$699,000	\$722,000	\$682	\$312	103.3%	8/7/18	8/16/18	22
<u>587 E 8th St, Unit 2</u>	2	1	986	\$689,000	\$715,000	\$725	\$180	103.8%	7/6/18	8/17/18	16
<u>59 Telegraph St, Unit 59</u>	3	2	1,262	\$749,900	\$700,000	\$555	\$235	93.3%	7/25/18	8/24/18	84
<u>330 E St, Unit 1</u>	1	2	1,700	\$749,900	\$700,000	\$412	\$586	93.3%	8/21/18	8/21/18	40
<u>215 L St, Unit 1</u>	2	2	1,121	\$754,000	\$700,000	\$624	\$165	92.8%	6/6/18	8/16/18	59
<u>152 Old Colony Ave, Unit 11</u>	2	2	1,011	\$749,000	\$700,000	\$692	\$297	93.5%	8/1/18	8/10/18	23
<u>603 E 4th St, Unit 2</u>	2	2	815	\$639,000	\$685,000	\$840	\$150	107.2%	6/8/18	8/17/18	10
<u>280 Gold St, Unit 2</u>	2	2	1,125	\$699,000	\$682,500	\$607	\$450	97.6%	6/29/18	8/31/18	17
<u>5 Norcross Pl, Unit 2</u>	2	1	915	\$639,000	\$670,500	\$733	\$163	104.9%	7/2/18	8/15/18	13
<u>610 E Broadway, Unit 2</u>	2	2	957	\$670,000	\$670,000	\$700	\$160	100.0%	6/26/18	8/15/18	13
<u>558 E 8th St, Unit 3</u>	2	1	800	\$650,000	\$650,000	\$813	\$175	100.0%	8/7/18	8/24/18	7
<u>134-136 W 9th St, Unit 2</u>	2	1	715	\$565,000	\$631,000	\$883	\$250	111.7%	5/22/18	8/13/18	13
<u>35 Woodward St, Unit 2</u>	2	2	986	\$629,000	\$629,000	\$638	\$275	100.0%	6/29/18	8/3/18	17
<u>110 N St, Unit 3</u>	2	1	741	\$599,000	\$615,000	\$830	\$219	102.7%	6/4/18	8/31/18	21
<u>45 W 3rd St, Unit 305</u>	1	1	658	\$620,000	\$601,000	\$913	\$350	96.9%	7/6/18	8/3/18	1

366 Dorchester St, Unit 3	2	1	773	\$519,000	\$590,000	\$763	\$300	113.7%	7/5/18	8/8/18	15
843 E 2nd St, Unit 2	2	1	722	\$579,000	\$579,000	\$802	\$138	100.0%	7/31/18	8/24/18	22
176 Emerson St	4	1	1,218	\$599,000	\$565,000	\$464		94.3%	7/4/18	8/6/18	19
314-330 W 2nd St, Unit 213	2	1	749	\$599,000	\$560,000	\$748	\$453	93.5%	7/18/18	8/10/18	22
39 A St, Unit 3	Studio	1	471	\$549,000	\$554,000	\$1,176	\$168	100.9%	3/16/18	8/6/18	1
194 N St	2	1	650	\$599,000	\$550,000	\$846		91.8%	7/18/18	8/3/18	4
412 E 3rd, Unit 1	2	1	721	\$549,000	\$549,000	\$761	\$105	100.0%	6/24/18	8/1/18	25
681 E 8th St, Unit 1	2	1	757	\$567,000	\$548,000	\$724	\$100	96.6%	8/2/18	8/29/18	15
26 Vinton St, Unit 1	2	1	650	\$589,000	\$545,000	\$838	\$175	92.5%	6/26/18	8/28/18	28
309 Emerson St, Unit 16	1	1	715	\$535,000	\$545,000	\$762	\$318	101.9%	7/20/18	8/20/18	9
9 P St, Unit 3	2	1	846	\$589,900	\$535,000	\$632	\$125	90.7%	8/1/18	8/10/18	40
489 E 3rd St, Unit 2	2	1	605	\$525,000	\$525,000	\$868	\$150	100.0%	8/20/18	8/31/18	7
730 E 8th St, Unit 3	2	1	610	\$465,000	\$515,000	\$844	\$174	110.8%	7/3/18	8/31/18	18
350 W 4th St, Unit 210	2	1	728	\$529,000	\$515,000	\$707	\$275	97.4%	7/15/18	8/7/18	16
719 E 4th St, Unit 2	1	1	574	\$485,000	\$512,000	\$892	\$134	105.6%	7/28/18	8/24/18	16
48 Mercer St, Unit 3	2	1	876	\$550,000	\$510,000	\$582	\$170	92.7%	8/5/18	8/23/18	67
106 I St, Unit 1	1	1	694	\$469,900	\$501,000	\$722	\$200	106.6%	6/21/18	8/1/18	15
743 E 4th St, Unit 204	1	1	556	\$425,000	\$495,000	\$890	\$309	116.5%	7/31/18	8/24/18	13
270 Athens St	2	1	1,037	\$595,000	\$487,500	\$470		81.9%	6/21/18	8/24/18	7
320 W 2nd St, Unit 304	1	1	426	\$469,000	\$480,000	\$1,127	\$385	102.3%	7/6/18	8/31/18	17
529 E Broadway, Unit 4	1	1	500	\$419,000	\$475,000	\$950	\$243	113.4%	7/28/18	8/20/18	17
591 E 2nd St, Unit 1	1	1	620	\$459,000	\$470,000	\$758	\$153	102.4%	6/15/18	8/2/18	16
168 W 6th St, Unit 3	1	1	495	\$460,000	\$460,000	\$929	\$140	100.0%	7/18/18	8/16/18	22
340 W 3rd St, Unit 2	1	1	554	\$499,999	\$438,750	\$792	\$125	87.8%	7/6/18	8/13/18	36
502 E 7th St, Unit 3	1	1	552	\$399,900	\$430,000	\$779	\$100	107.5%	7/2/18	8/4/18	19
153-155 W 6th St, Unit 4	1	1	590	\$439,000	\$420,000	\$712	\$135	95.7%	8/3/18	8/14/18	44
104 D St, Unit 2	1	1	434	\$399,000	\$394,000	\$908	\$150	98.7%	7/25/18	8/17/18	30
AVERAGES			1,212	839,488	828,888	\$728	\$300	99.3%			35

Prepared by Stephen McCarthy  
Compass  
617-320-7219

**Note: All information contained in this report was obtained from sources considered reliable but is subject to errors, omissions, changes in price, condition, sales, or withdraw without notice. No guarantee, warranty of any kind, or representation is made regarding the completeness or accuracy of the information contained herein.**