

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	2	0.0%	22	10	- 54.5%
Closed Sales	1	0	- 100.0%	19	12	- 36.8%
Median Sales Price*	\$333,000	\$0	- 100.0%	\$420,000	\$565,000	+ 34.5%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	4.1	0.9	- 78.0%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	32	76	+ 137.5%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	95.4%	101.9%	+ 6.8%
New Listings	7	4	- 42.9%	29	16	- 44.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

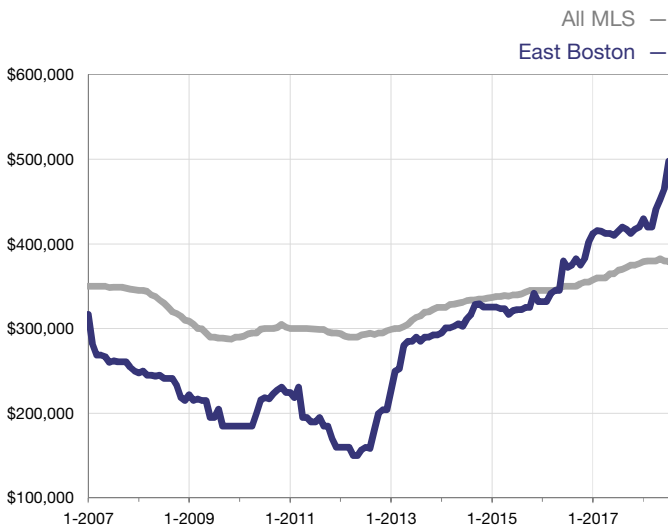
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	7	11	+ 57.1%	137	111	- 19.0%
Closed Sales	8	9	+ 12.5%	134	100	- 25.4%
Median Sales Price*	\$400,000	\$520,000	+ 30.0%	\$440,000	\$507,000	+ 15.2%
Inventory of Homes for Sale	32	28	- 12.5%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	35	42	+ 20.0%	41	47	+ 14.6%
Percent of Original List Price Received*	98.3%	98.9%	+ 0.6%	98.8%	99.8%	+ 1.0%
New Listings	14	21	+ 50.0%	161	156	- 3.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

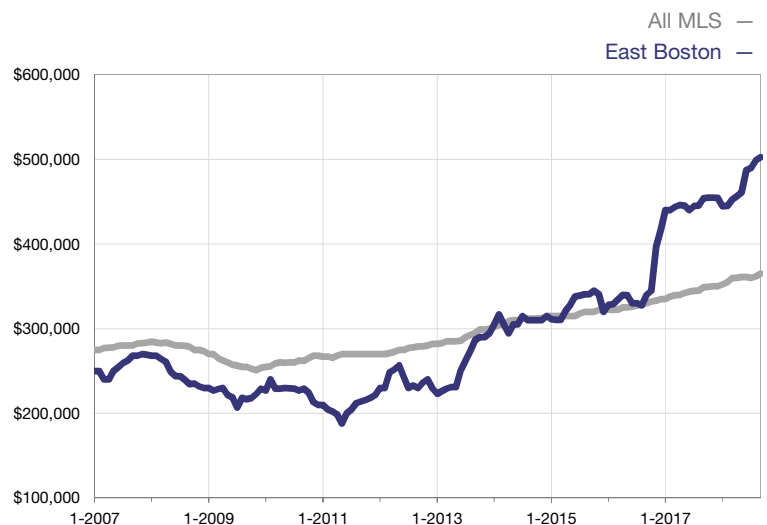
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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