

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	16	14	- 12.5%
Closed Sales	3	2	- 33.3%	19	14	- 26.3%
Median Sales Price*	\$760,000	\$620,950	- 18.3%	\$650,000	\$652,500	+ 0.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.5%	31	43	+ 38.7%
Percent of Original List Price Received*	97.5%	98.4%	+ 0.9%	100.9%	94.5%	- 6.3%
New Listings	0	0	--	23	15	- 34.8%

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

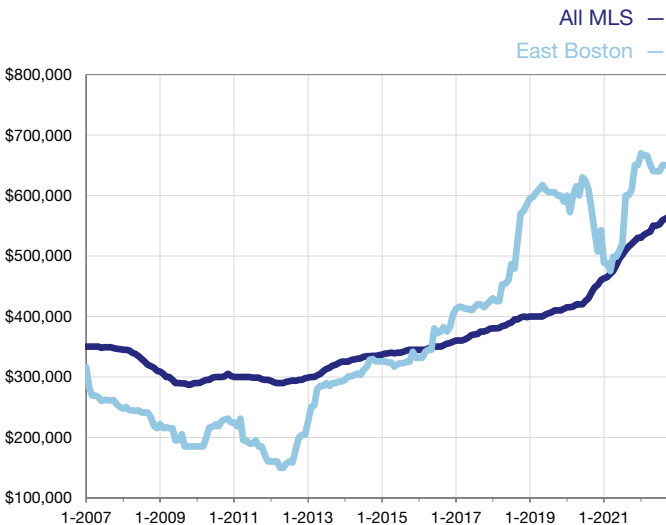
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	8	- 60.0%	267	139	- 47.9%
Closed Sales	11	10	- 9.1%	369	140	- 62.1%
Median Sales Price*	\$469,900	\$569,950	+ 21.3%	\$680,900	\$614,000	- 9.8%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	52	32	- 38.5%	117	48	- 59.0%
Percent of Original List Price Received*	97.3%	94.9%	- 2.5%	99.5%	98.5%	- 1.0%
New Listings	9	7	- 22.2%	333	238	- 28.5%

* 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

