

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	8	8	0.0%
Closed Sales	1	0	- 100.0%	12	8	- 33.3%
Median Sales Price*	\$740,000	\$0	- 100.0%	\$565,000	\$595,000	+ 5.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	76	38	- 50.0%
Percent of Original List Price Received*	115.8%	0.0%	- 100.0%	101.9%	97.7%	- 4.1%
New Listings	1	0	- 100.0%	11	12	+ 9.1%

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

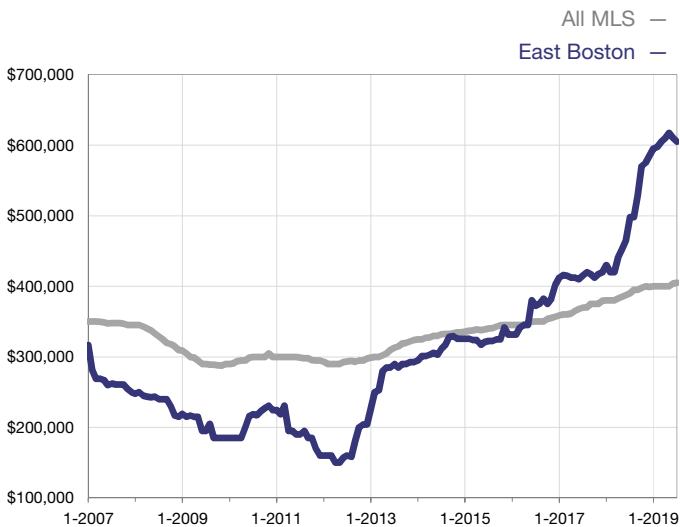
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	29	+ 222.2%	85	157	+ 84.7%
Closed Sales	14	7	- 50.0%	79	123	+ 55.7%
Median Sales Price*	\$525,000	\$500,000	- 4.8%	\$499,000	\$555,000	+ 11.2%
Inventory of Homes for Sale	33	38	+ 15.2%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	53	46	- 13.2%
Percent of Original List Price Received*	100.8%	99.5%	- 1.3%	99.7%	98.5%	- 1.2%
New Listings	12	30	+ 150.0%	114	190	+ 66.7%

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

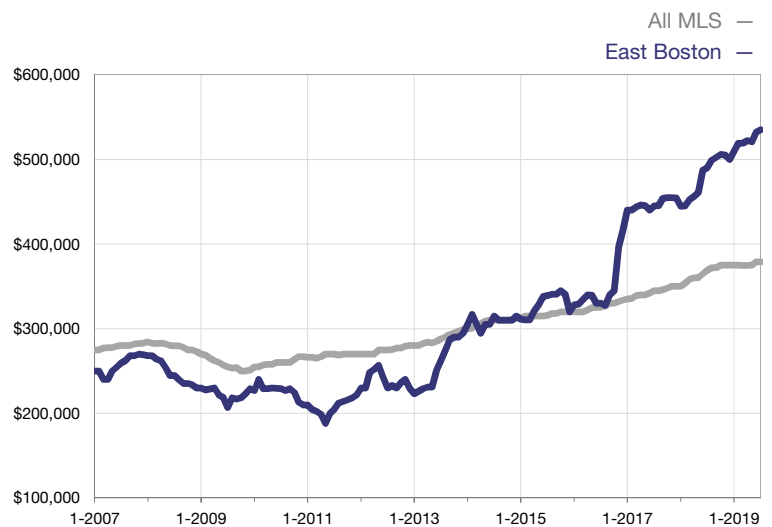
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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