

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	2	6	+ 200.0%
Closed Sales	1	3	+ 200.0%	3	6	+ 100.0%
Median Sales Price*	\$630,000	\$789,000	+ 25.2%	\$633,000	\$596,000	- 5.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	70	20	- 71.4%	38	30	- 21.1%
Percent of Original List Price Received*	96.9%	99.0%	+ 2.2%	101.1%	98.8%	- 2.3%
New Listings	2	3	+ 50.0%	4	8	+ 100.0%

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

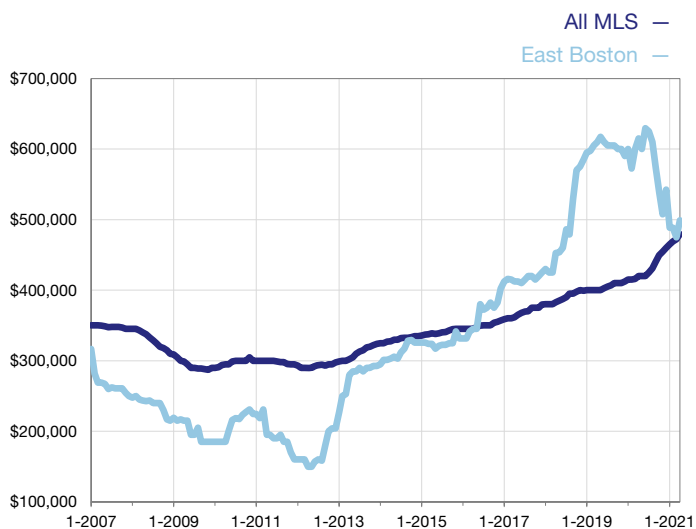
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	37	+ 516.7%	45	112	+ 148.9%
Closed Sales	12	54	+ 350.0%	27	111	+ 311.1%
Median Sales Price*	\$585,000	\$738,500	+ 26.2%	\$555,000	\$699,000	+ 25.9%
Inventory of Homes for Sale	55	53	- 3.6%	--	--	--
Months Supply of Inventory	4.9	3.3	- 32.7%	--	--	--
Cumulative Days on Market Until Sale	95	50	- 47.4%	85	56	- 34.1%
Percent of Original List Price Received*	98.8%	100.5%	+ 1.7%	96.9%	99.5%	+ 2.7%
New Listings	16	46	+ 187.5%	75	130	+ 73.3%

* 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

