

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	3	10	+ 233.3%
Closed Sales	0	0	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$633,000	\$596,000	- 5.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	38	30	- 21.1%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	98.8%	- 2.3%
New Listings	2	2	0.0%	6	10	+ 66.7%

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

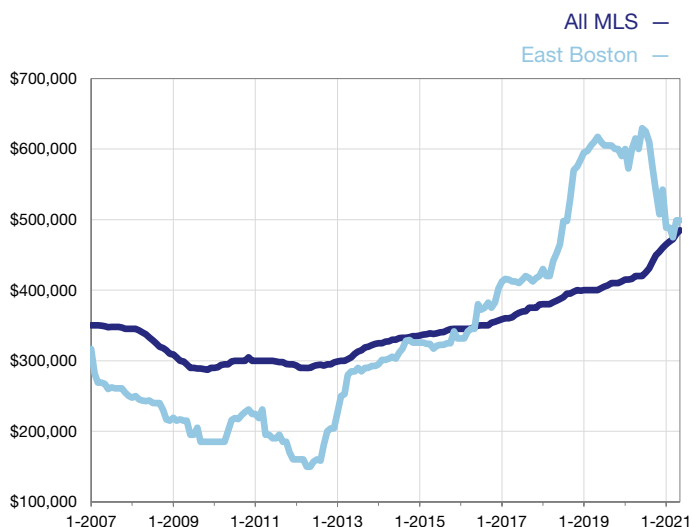
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	28	+ 154.5%	56	140	+ 150.0%
Closed Sales	10	43	+ 330.0%	37	155	+ 318.9%
Median Sales Price*	\$536,250	\$730,000	+ 36.1%	\$545,000	\$705,000	+ 29.4%
Inventory of Homes for Sale	63	45	- 28.6%	--	--	--
Months Supply of Inventory	6.3	2.4	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	51	33	- 35.3%	76	50	- 34.2%
Percent of Original List Price Received*	98.0%	100.7%	+ 2.8%	97.2%	99.8%	+ 2.7%
New Listings	23	32	+ 39.1%	98	162	+ 65.3%

* 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

