

# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	11	10	- 9.1%
Closed Sales	4	2	- 50.0%	10	5	- 50.0%
Median Sales Price*	\$604,500	<b>\$754,500</b>	+ 24.8%	\$604,500	<b>\$630,000</b>	+ 4.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	<b>29</b>	- 27.5%	34	<b>41</b>	+ 20.6%
Percent of Original List Price Received*	102.6%	<b>95.9%</b>	- 6.5%	100.3%	<b>94.4%</b>	- 5.9%
New Listings	3	2	- 33.3%	13	9	- 30.8%

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

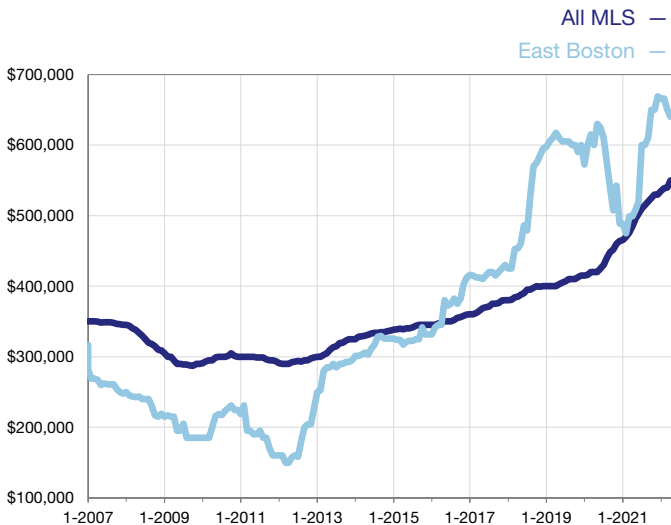
### Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	11	- 38.9%	155	107	- 31.0%
Closed Sales	22	19	- 13.6%	178	92	- 48.3%
Median Sales Price*	\$677,500	<b>\$615,000</b>	- 9.2%	\$699,000	<b>\$614,500</b>	- 12.1%
Inventory of Homes for Sale	61	42	- 31.1%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	59	36	- 39.0%	51	54	+ 5.9%
Percent of Original List Price Received*	98.9%	<b>100.2%</b>	+ 1.3%	99.7%	<b>98.8%</b>	- 0.9%
New Listings	33	19	- 42.4%	195	157	- 19.5%

\* 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

