

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	16	14	- 12.5%
Closed Sales	1	1	0.0%	16	12	- 25.0%
Median Sales Price*	\$650,000	<b>\$675,000</b>	+ 3.8%	\$630,000	<b>\$652,500</b>	+ 3.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	31	46	+ 48.4%
Percent of Original List Price Received*	92.9%	100.0%	+ 7.6%	101.6%	93.8%	- 7.7%
New Listings	2	1	- 50.0%	23	15	- 34.8%

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

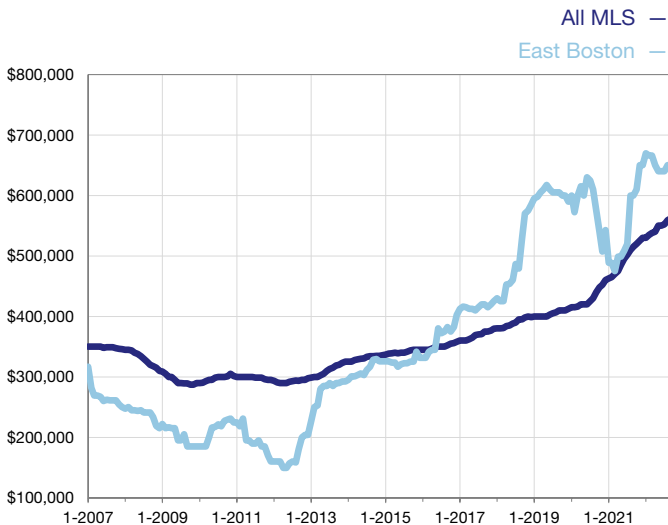
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	8	- 42.9%	247	133	- 46.2%
Closed Sales	13	3	- 76.9%	358	130	- 63.7%
Median Sales Price*	\$559,000	<b>\$745,000</b>	+ 33.3%	\$686,250	<b>\$616,500</b>	- 10.2%
Inventory of Homes for Sale	63	35	- 44.4%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	56	34	- 39.3%	119	49	- 58.8%
Percent of Original List Price Received*	99.0%	97.4%	- 1.6%	99.6%	98.7%	- 0.9%
New Listings	16	11	- 31.3%	325	231	- 28.9%

\* 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

