

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	2	2	0.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$400,000	--	\$656,000	\$400,000	- 39.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	0	140	--	64	140	+ 118.8%
Percent of Original List Price Received*	0.0%	80.0%	--	91.9%	80.0%	- 12.9%
New Listings	3	1	- 66.7%	3	2	- 33.3%

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

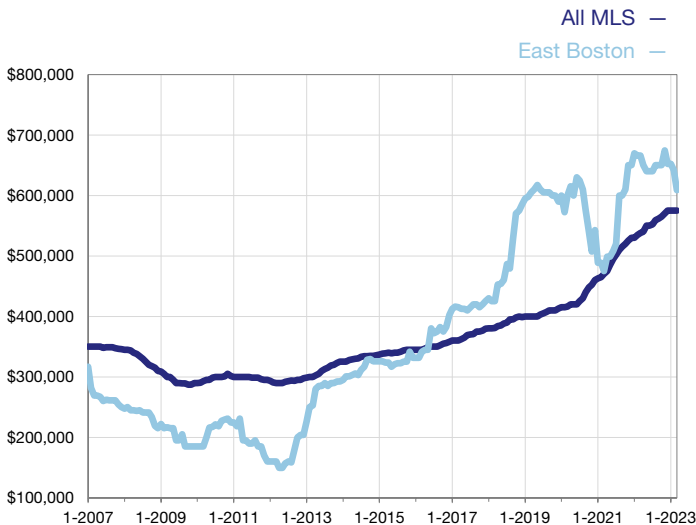
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	17	- 37.0%	55	38	- 30.9%
Closed Sales	15	13	- 13.3%	41	26	- 36.6%
Median Sales Price*	\$593,000	\$570,000	- 3.9%	\$614,000	\$584,500	- 4.8%
Inventory of Homes for Sale	45	25	- 44.4%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	46	59	+ 28.3%	57	70	+ 22.8%
Percent of Original List Price Received*	98.9%	97.4%	- 1.5%	98.1%	96.2%	- 1.9%
New Listings	24	12	- 50.0%	83	36	- 56.6%

* 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

