

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	6	1	- 83.3%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$656,000	\$400,000	- 39.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	64	140	+ 118.8%
Percent of Original List Price Received*	0.0%	0.0%	--	91.9%	80.0%	- 12.9%
New Listings	3	0	- 100.0%	6	2	- 66.7%

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

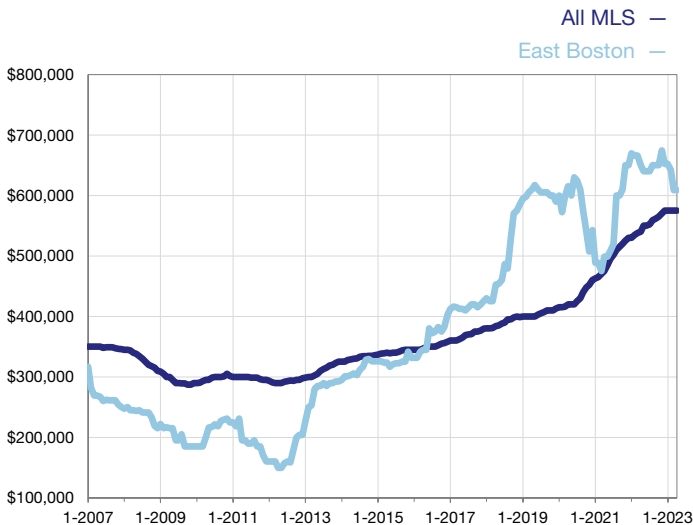
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	15	- 25.0%	75	52	- 30.7%
Closed Sales	20	13	- 35.0%	61	40	- 34.4%
Median Sales Price*	\$629,500	\$575,000	- 8.7%	\$614,000	\$575,000	- 6.4%
Inventory of Homes for Sale	49	21	- 57.1%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	74	63	- 14.9%	62	66	+ 6.5%
Percent of Original List Price Received*	98.0%	99.3%	+ 1.3%	98.1%	97.4%	- 0.7%
New Listings	28	16	- 42.9%	111	52	- 53.2%

* 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

