

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	8	2	- 75.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$550,000	\$600,000	+ 9.1%	\$630,000	\$500,000	- 20.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	50	89	+ 78.0%
Percent of Original List Price Received*	96.5%	109.1%	+ 13.1%	93.4%	94.6%	+ 1.3%
New Listings	1	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.

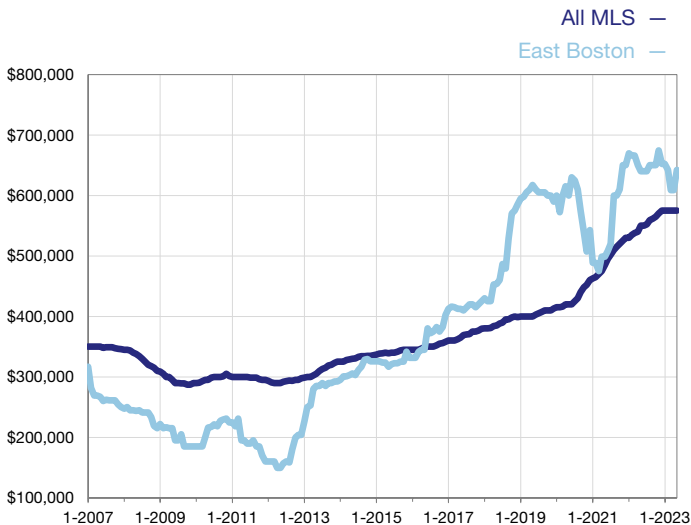
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	17	+ 6.3%	91	67	- 26.4%
Closed Sales	12	11	- 8.3%	73	50	- 31.5%
Median Sales Price*	\$617,500	\$595,000	- 3.6%	\$614,000	\$587,000	- 4.4%
Inventory of Homes for Sale	46	26	- 43.5%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	42	47	+ 11.9%	59	63	+ 6.8%
Percent of Original List Price Received*	100.7%	100.4%	- 0.3%	98.5%	98.0%	- 0.5%
New Listings	23	26	+ 13.0%	133	78	- 41.4%

* 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

