

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 0 | - 100.0% | 10 | 2 | - 80.0% |
| Closed Sales | 4 | 0 | - 100.0% | 7 | 2 | - 71.4% |
| Median Sales Price* | \$667,000 | \$0 | - 100.0% | \$630,000 | \$500,000 | - 20.6% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 1.7 | + 240.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 0 | - 100.0% | 35 | 89 | + 154.3% |
| Percent of Original List Price Received* | 96.9% | 0.0% | - 100.0% | 95.4% | 94.6% | - 0.8% |
| New Listings | 2 | 1 | - 50.0% | 8 | 3 | - 62.5% |

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

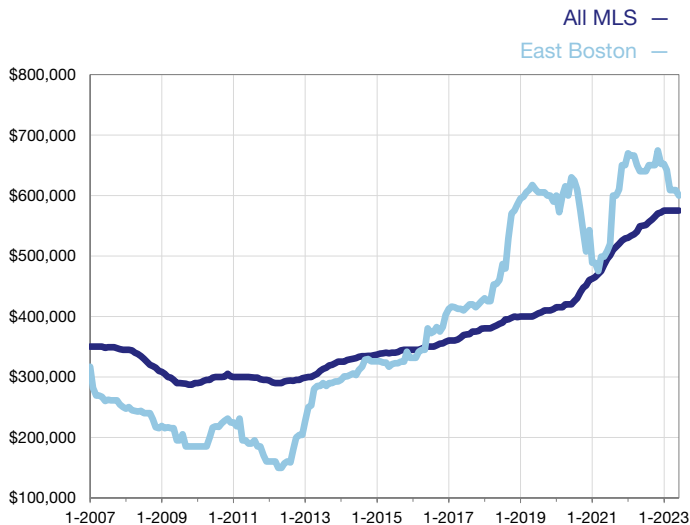
Condominium Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 13 | 11 | - 15.4% | 104 | 76 | - 26.9% |
| Closed Sales | 19 | 9 | - 52.6% | 92 | 60 | - 34.8% |
| Median Sales Price* | \$615,000 | \$750,000 | + 22.0% | \$614,500 | \$602,750 | - 1.9% |
| Inventory of Homes for Sale | 46 | 30 | - 34.8% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 3.3 | + 22.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 38 | + 5.6% | 54 | 61 | + 13.0% |
| Percent of Original List Price Received* | 100.2% | 99.9% | - 0.3% | 98.8% | 98.1% | - 0.7% |
| New Listings | 18 | 16 | - 11.1% | 151 | 94 | - 37.7% |

* 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

