

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	10	2	- 80.0%
Closed Sales	1	0	- 100.0%	8	2	- 75.0%
Median Sales Price*	\$725,000	\$0	- 100.0%	\$656,000	\$500,000	- 23.8%
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	148	0	- 100.0%	50	89	+ 78.0%
Percent of Original List Price Received*	85.3%	0.0%	- 100.0%	94.2%	94.6%	+ 0.4%
New Listings	0	0	--	8	3	- 62.5%

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

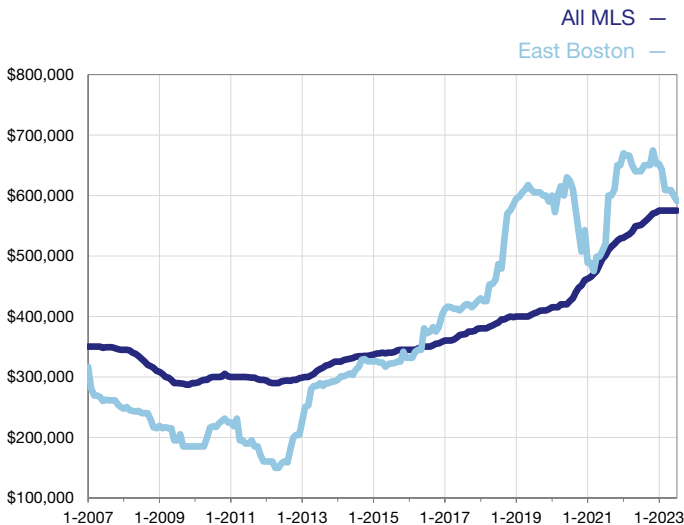
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	109	82	- 24.8%
Closed Sales	16	9	- 43.8%	108	69	- 36.1%
Median Sales Price*	\$650,500	\$665,000	+ 2.2%	\$627,500	\$620,000	- 1.2%
Inventory of Homes for Sale	55	31	- 43.6%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	51	56	+ 9.8%
Percent of Original List Price Received*	98.5%	101.3%	+ 2.8%	98.8%	98.5%	- 0.3%
New Listings	24	12	- 50.0%	175	107	- 38.9%

\* 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

