

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	10	2	- 80.0%
Closed Sales	2	0	- 100.0%	10	2	- 80.0%
Median Sales Price*	\$605,130	\$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	19	0	- 100.0%	43	89	+ 107.0%
Percent of Original List Price Received*	94.5%	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.

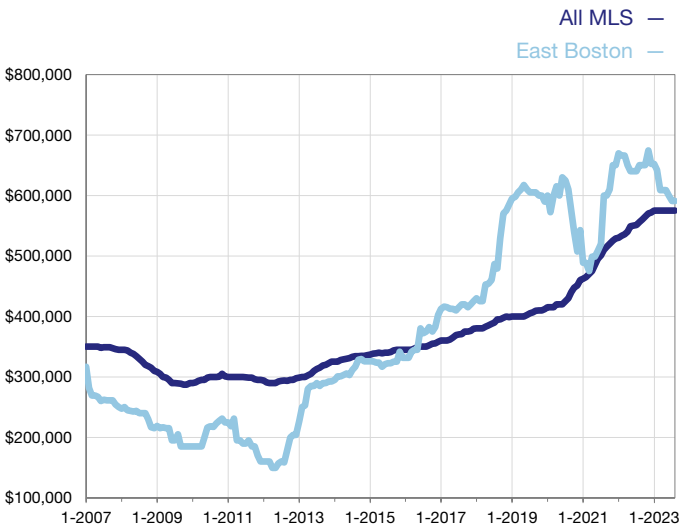
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	14	+ 133.3%	114	96	- 15.8%
Closed Sales	9	10	+ 11.1%	117	79	- 32.5%
Median Sales Price*	\$485,000	\$577,000	+ 19.0%	\$615,000	\$602,000	- 2.1%
Inventory of Homes for Sale	44	31	- 29.5%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	50	52	+ 4.0%
Percent of Original List Price Received*	99.5%	100.1%	+ 0.6%	98.8%	98.7%	- 0.1%
New Listings	9	12	+ 33.3%	184	124	- 32.6%

* 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

