

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	11	3	- 72.7%
Closed Sales	1	0	- 100.0%	11	2	- 81.8%
Median Sales Price*	\$582,000	\$0	- 100.0%	\$630,000	\$500,000	- 20.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	92	0	- 100.0%	48	89	+ 85.4%
Percent of Original List Price Received*	83.2%	0.0%	- 100.0%	93.2%	94.6%	+ 1.5%
New Listings	4	1	- 75.0%	12	4	- 66.7%

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

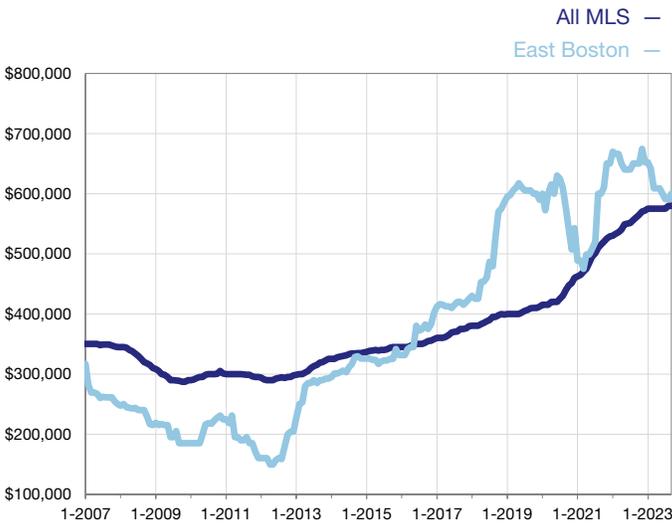
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	119	104	- 12.6%
Closed Sales	3	12	+ 300.0%	120	92	- 23.3%
Median Sales Price*	\$618,000	\$647,000	+ 4.7%	\$616,500	\$615,000	- 0.2%
Inventory of Homes for Sale	51	32	- 37.3%	--	--	--
Months Supply of Inventory	3.8	3.2	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	62	52	- 16.1%	50	53	+ 6.0%
Percent of Original List Price Received*	95.5%	97.1%	+ 1.7%	98.8%	98.5%	- 0.3%
New Listings	21	17	- 19.0%	205	141	- 31.2%

\* 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

