

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	13	3	- 76.9%
Closed Sales	0	1	--	11	3	- 72.7%
Median Sales Price*	\$0	<b>\$830,000</b>	--	\$630,000	<b>\$600,000</b>	- 4.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	48	61	+ 27.1%
Percent of Original List Price Received*	0.0%	<b>103.8%</b>	--	93.2%	<b>97.6%</b>	+ 4.7%
New Listings	1	0	- 100.0%	13	4	- 69.2%

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

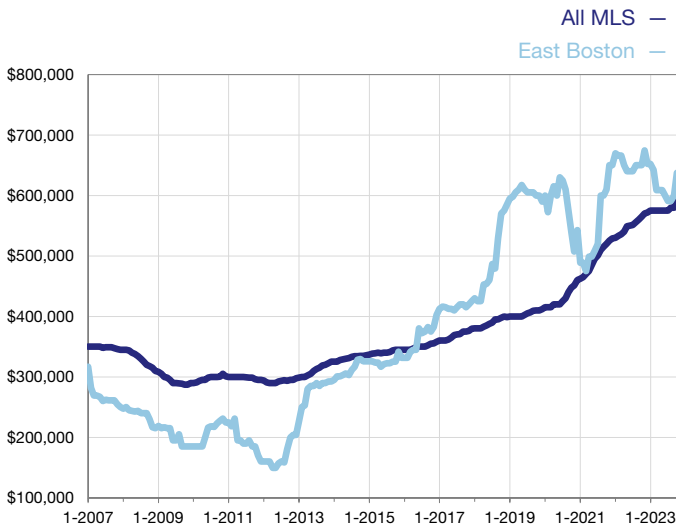
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	122	110	- 9.8%
Closed Sales	6	8	+ 33.3%	126	100	- 20.6%
Median Sales Price*	\$587,500	<b>\$603,000</b>	+ 2.6%	\$614,500	<b>\$612,500</b>	- 0.3%
Inventory of Homes for Sale	49	32	- 34.7%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--
Cumulative Days on Market Until Sale	45	41	- 8.9%	50	52	+ 4.0%
Percent of Original List Price Received*	98.6%	<b>98.5%</b>	- 0.1%	98.8%	<b>98.5%</b>	- 0.3%
New Listings	12	14	+ 16.7%	217	153	- 29.5%

\* 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

