

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	14	4	- 71.4%
Closed Sales	1	0	- 100.0%	12	3	- 75.0%
Median Sales Price*	\$675,000	\$0	- 100.0%	\$652,500	\$600,000	- 8.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	46	61	+ 32.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	93.8%	97.6%	+ 4.1%
New Listings	1	2	+ 100.0%	14	6	- 57.1%

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

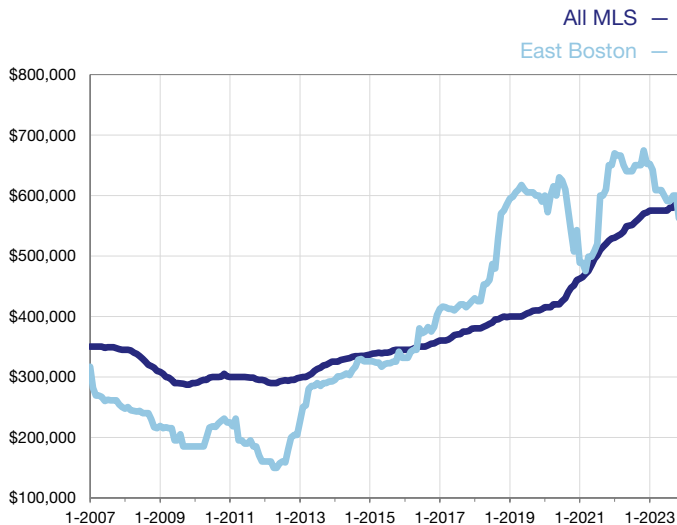
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	128	115	- 10.2%
Closed Sales	3	8	+ 166.7%	129	108	- 16.3%
Median Sales Price*	\$745,000	\$530,000	- 28.9%	\$615,000	\$606,750	- 1.3%
Inventory of Homes for Sale	47	32	- 31.9%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	34	62	+ 82.4%	49	52	+ 6.1%
Percent of Original List Price Received*	97.4%	95.0%	- 2.5%	98.7%	98.2%	- 0.5%
New Listings	12	16	+ 33.3%	229	169	- 26.2%

* 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

