

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	14	5	- 64.3%
Closed Sales	2	1	- 50.0%	14	4	- 71.4%
Median Sales Price*	\$620,950	<b>\$925,000</b>	+ 49.0%	\$652,500	<b>\$715,000</b>	+ 9.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>13</b>	- 53.6%	43	<b>49</b>	+ 14.0%
Percent of Original List Price Received*	98.4%	<b>102.8%</b>	+ 4.5%	94.5%	<b>98.9%</b>	+ 4.7%
New Listings	0	1	--	14	7	- 50.0%

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

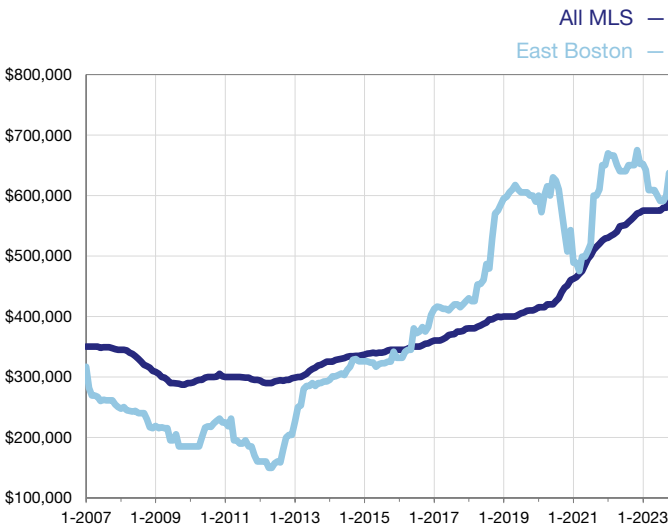
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	13	+ 116.7%	134	126	- 6.0%
Closed Sales	11	6	- 45.5%	140	114	- 18.6%
Median Sales Price*	\$569,900	<b>\$620,000</b>	+ 8.8%	\$612,000	<b>\$612,500</b>	+ 0.1%
Inventory of Homes for Sale	34	15	- 55.9%	--	--	--
Months Supply of Inventory	3.0	<b>1.4</b>	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	32	<b>42</b>	+ 31.3%	48	<b>52</b>	+ 8.3%
Percent of Original List Price Received*	94.2%	<b>94.5%</b>	+ 0.3%	98.4%	<b>98.0%</b>	- 0.4%
New Listings	7	3	- 57.1%	236	173	- 26.7%

\* 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

