

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$873,500	--
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	47	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	97.2%	--
New Listings	0	1	--	1	1	0.0%

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

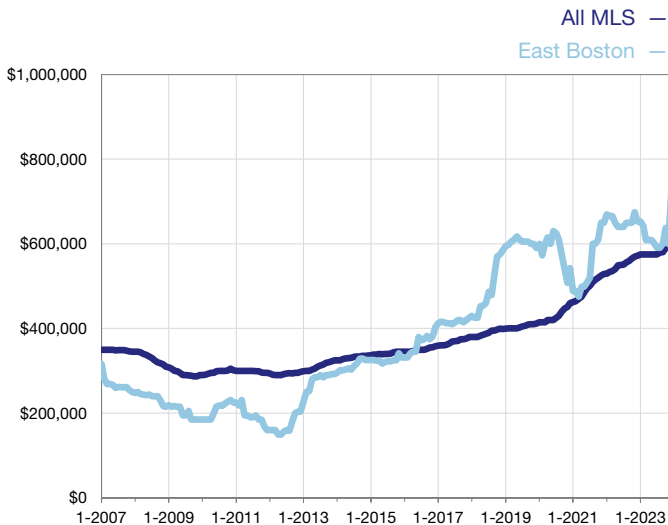
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	10	0.0%	21	14	- 33.3%
Closed Sales	7	16	+ 128.6%	13	25	+ 92.3%
Median Sales Price*	\$594,000	\$670,000	+ 12.8%	\$594,000	\$670,000	+ 12.8%
Inventory of Homes for Sale	33	34	+ 3.0%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--
Cumulative Days on Market Until Sale	69	105	+ 52.2%	80	113	+ 41.3%
Percent of Original List Price Received*	94.1%	103.0%	+ 9.5%	94.7%	102.6%	+ 8.3%
New Listings	13	21	+ 61.5%	24	39	+ 62.5%

* 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

