

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$400,000	\$873,500	+ 118.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	140	47	- 66.4%
Percent of Original List Price Received*	0.0%	0.0%	--	80.0%	97.2%	+ 21.5%
New Listings	0	1	--	2	3	+ 50.0%

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

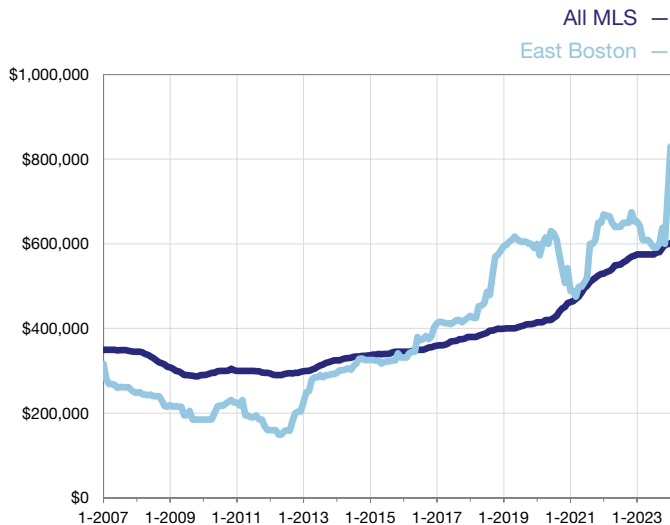
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	20	+ 66.7%	48	48	0.0%
Closed Sales	13	18	+ 38.5%	40	66	+ 65.0%
Median Sales Price*	\$575,000	\$715,000	+ 24.3%	\$575,000	\$689,000	+ 19.8%
Inventory of Homes for Sale	28	45	+ 60.7%	--	--	--
Months Supply of Inventory	3.1	4.3	+ 38.7%	--	--	--
Cumulative Days on Market Until Sale	63	46	- 27.0%	69	77	+ 11.6%
Percent of Original List Price Received*	99.3%	99.3%	0.0%	96.9%	101.0%	+ 4.2%
New Listings	17	29	+ 70.6%	53	91	+ 71.7%

* 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

