

East Boston

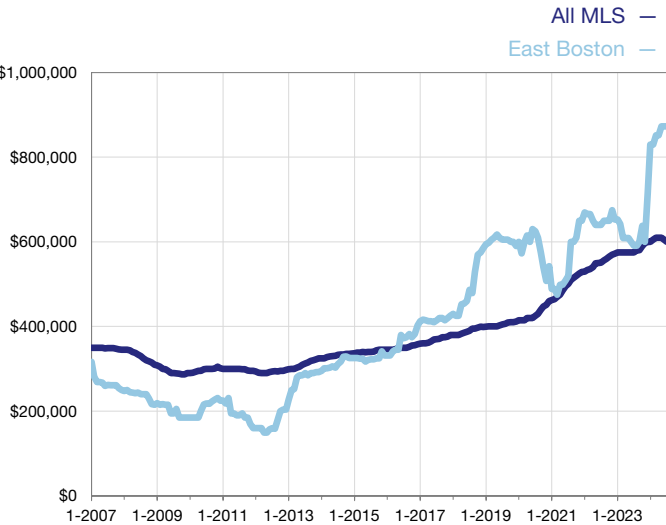
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$723,800	--	\$500,000	\$756,900	+ 51.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	0	42	--	89	57	- 36.0%
Percent of Original List Price Received*	0.0%	96.6%	--	94.6%	93.3%	- 1.4%
New Listings	0	2	--	3	6	+ 100.0%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	6	- 33.3%	79	82	+ 3.8%
Closed Sales	9	13	+ 44.4%	69	103	+ 49.3%
Median Sales Price*	\$665,000	\$719,000	+ 8.1%	\$620,000	\$677,750	+ 9.3%
Inventory of Homes for Sale	40	49	+ 22.5%	--	--	--
Months Supply of Inventory	4.5	4.6	+ 2.2%	--	--	--
Cumulative Days on Market Until Sale	25	42	+ 68.0%	56	65	+ 16.1%
Percent of Original List Price Received*	101.3%	99.0%	- 2.3%	98.4%	100.3%	+ 1.9%
New Listings	15	14	- 6.7%	112	150	+ 33.9%

* 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

