

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

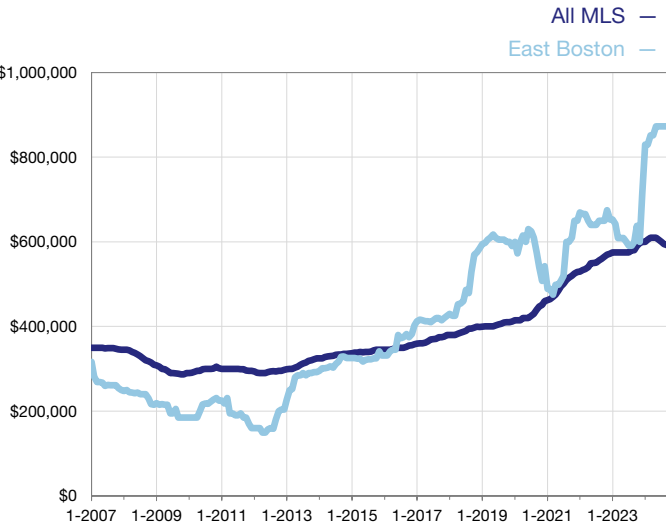
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	5	+ 66.7%
Closed Sales	0	1	--	2	6	+ 200.0%
Median Sales Price*	\$0	\$650,000	--	\$500,000	\$704,400	+ 40.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--
Cumulative Days on Market Until Sale	0	160	--	89	71	- 20.2%
Percent of Original List Price Received*	0.0%	86.7%	--	94.6%	92.9%	- 1.8%
New Listings	1	1	0.0%	4	8	+ 100.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	100	102	+ 2.0%
Closed Sales	12	6	- 50.0%	92	122	+ 32.6%
Median Sales Price*	\$647,000	\$599,000	- 7.4%	\$615,000	\$675,000	+ 9.8%
Inventory of Homes for Sale	34	52	+ 52.9%	--	--	--
Months Supply of Inventory	3.5	4.9	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	52	50	- 3.8%	53	61	+ 15.1%
Percent of Original List Price Received*	97.1%	99.2%	+ 2.2%	98.5%	100.1%	+ 1.6%
New Listings	16	30	+ 87.5%	140	199	+ 42.1%

* 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

