

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	3	6	+ 100.0%
Median Sales Price*	\$830,000	\$0	- 100.0%	\$600,000	\$704,400	+ 17.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	61	71	+ 16.4%
Percent of Original List Price Received*	103.8%	0.0%	- 100.0%	97.6%	92.9%	- 4.8%
New Listings	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.

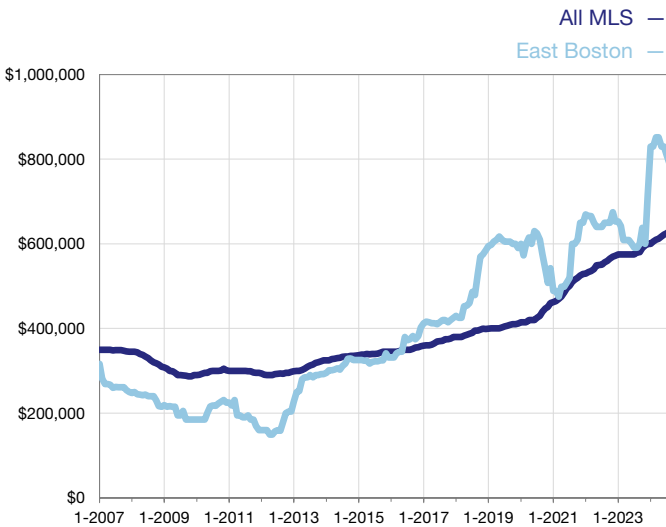
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	13	+ 85.7%	107	111	+ 3.7%
Closed Sales	8	14	+ 75.0%	100	135	+ 35.0%
Median Sales Price*	\$603,000	\$720,000	+ 19.4%	\$612,500	\$675,000	+ 10.2%
Inventory of Homes for Sale	36	53	+ 47.2%	--	--	--
Months Supply of Inventory	3.6	4.9	+ 36.1%	--	--	--
Cumulative Days on Market Until Sale	41	55	+ 34.1%	52	61	+ 17.3%
Percent of Original List Price Received*	98.5%	97.4%	- 1.1%	98.5%	99.8%	+ 1.3%
New Listings	15	21	+ 40.0%	155	217	+ 40.0%

* 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

