

# Local Market Update – November 2024

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## East Boston

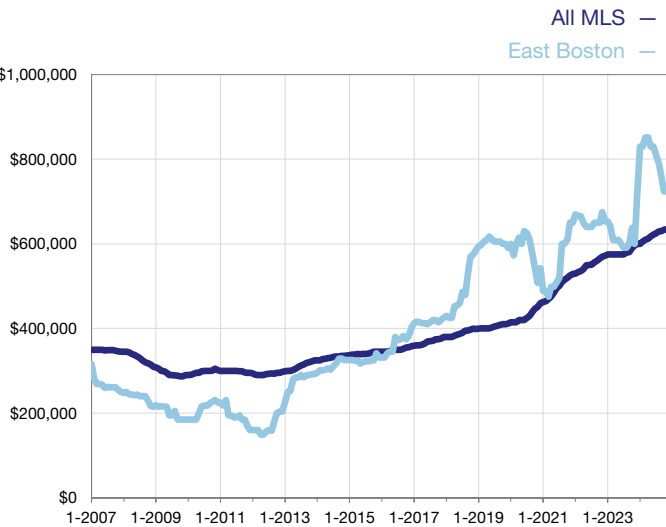
| Single-Family Properties                 | November |      |          | Year to Date |           |          |
|--|----------|------|----------|--------------|-----------|----------|
|  | 2023     | 2024 | + / -    | 2023         | 2024      | + / -    |
| Key Metrics                              |          |      |          |              |           |          |
| Pending Sales                            | 1        | 0    | - 100.0% | 4            | 5         | + 25.0%  |
| Closed Sales                             | 0        | 0    | --       | 3            | 6         | + 100.0% |
| Median Sales Price*                      | \$0      | \$0  | --       | \$600,000    | \$704,400 | + 17.4%  |
| Inventory of Homes for Sale              | 1        | 0    | - 100.0% | --           | --        | --       |
| Months Supply of Inventory               | 1.0      | 0.0  | - 100.0% | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 0        | 0    | --       | 61           | 71        | + 16.4%  |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --       | 97.6%        | 92.9%     | - 4.8%   |
| New Listings                             | 2        | 0    | - 100.0% | 6            | 8         | + 33.3%  |

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

| Condominium Properties                   | November  |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 5         | 7         | + 40.0%  | 112          | 117       | + 4.5%  |
| Closed Sales                             | 8         | 6         | - 25.0%  | 108          | 141       | + 30.6% |
| Median Sales Price*                      | \$530,000 | \$572,000 | + 7.9%   | \$606,750    | \$672,500 | + 10.8% |
| Inventory of Homes for Sale              | 42        | 38        | - 9.5%   | --           | --        | --      |
| Months Supply of Inventory               | 4.3       | 3.5       | - 18.6%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 62        | 151       | + 143.5% | 52           | 65        | + 25.0% |
| Percent of Original List Price Received* | 95.0%     | 94.4%     | - 0.6%   | 98.2%        | 99.6%     | + 1.4%  |
| New Listings                             | 16        | 15        | - 6.3%   | 171          | 224       | + 31.0% |

\* 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

