

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

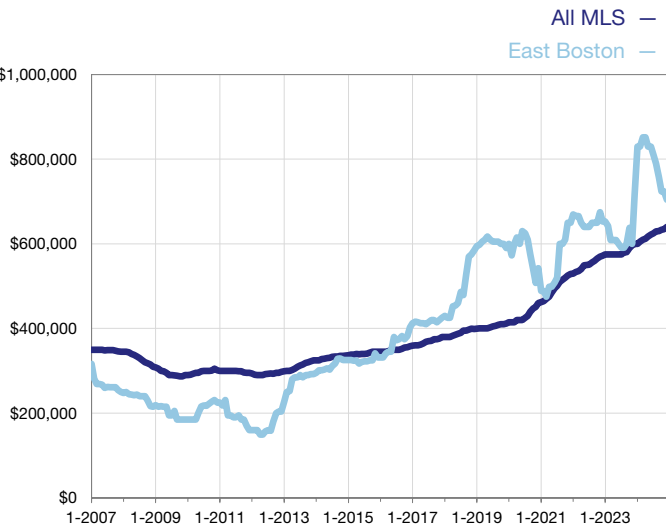
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$925,000	\$0	- 100.0%	\$715,000	\$704,400	- 1.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	49	71	+ 44.9%
Percent of Original List Price Received*	102.8%	0.0%	- 100.0%	98.9%	92.9%	- 6.1%
New Listings	1	1	0.0%	7	9	+ 28.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	3	- 76.9%	125	121	- 3.2%
Closed Sales	6	6	0.0%	114	148	+ 29.8%
Median Sales Price*	\$620,000	\$685,000	+ 10.5%	\$612,500	\$672,250	+ 9.8%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--
Cumulative Days on Market Until Sale	42	54	+ 28.6%	52	64	+ 23.1%
Percent of Original List Price Received*	94.5%	96.1%	+ 1.7%	98.0%	99.4%	+ 1.4%
New Listings	3	4	+ 33.3%	174	228	+ 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

