

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

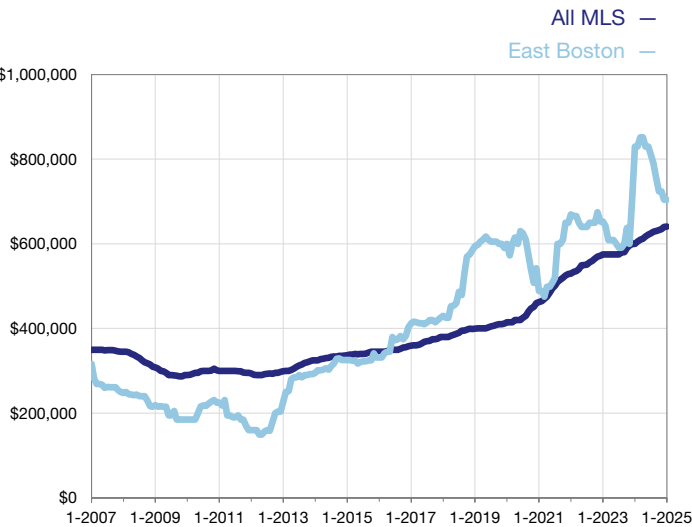
| Single-Family Properties | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Median Sales Price* | \$873,500 | \$800,000 | - 8.4% | \$873,500 | \$800,000 | - 8.4% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.3 | + 30.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | 9 | - 80.9% | 47 | 9 | - 80.9% |
| Percent of Original List Price Received* | 97.2% | 106.7% | + 9.8% | 97.2% | 106.7% | + 9.8% |
| New Listings | 0 | 1 | -- | 0 | 1 | -- |

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

| Condominium Properties | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 5 | 14 | + 180.0% | 5 | 14 | + 180.0% |
| Closed Sales | 9 | 4 | - 55.6% | 9 | 4 | - 55.6% |
| Median Sales Price* | \$670,000 | \$679,000 | + 1.3% | \$670,000 | \$679,000 | + 1.3% |
| Inventory of Homes for Sale | 29 | 37 | + 27.6% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 3.4 | + 17.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 127 | 135 | + 6.3% | 127 | 135 | + 6.3% |
| Percent of Original List Price Received* | 101.8% | 94.9% | - 6.8% | 101.8% | 94.9% | - 6.8% |
| New Listings | 18 | 27 | + 50.0% | 18 | 27 | + 50.0% |

* 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

