

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Boston

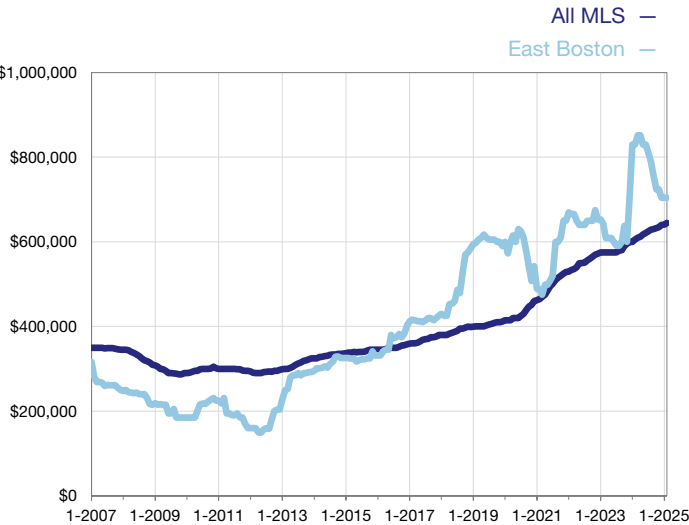
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$873,500	\$800,000	- 8.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	47	9	- 80.9%
Percent of Original List Price Received*	0.0%	0.0%	--	97.2%	106.7%	+ 9.8%
New Listings	1	0	- 100.0%	1	1	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	14	27	+ 92.9%
Closed Sales	18	8	- 55.6%	27	13	- 51.9%
Median Sales Price*	\$676,375	\$558,500	- 17.4%	\$675,000	\$643,000	- 4.7%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	106	54	- 49.1%	113	75	- 33.6%
Percent of Original List Price Received*	102.5%	102.7%	+ 0.2%	102.3%	100.1%	- 2.2%
New Listings	16	16	0.0%	34	44	+ 29.4%

\* 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

