

East Boston

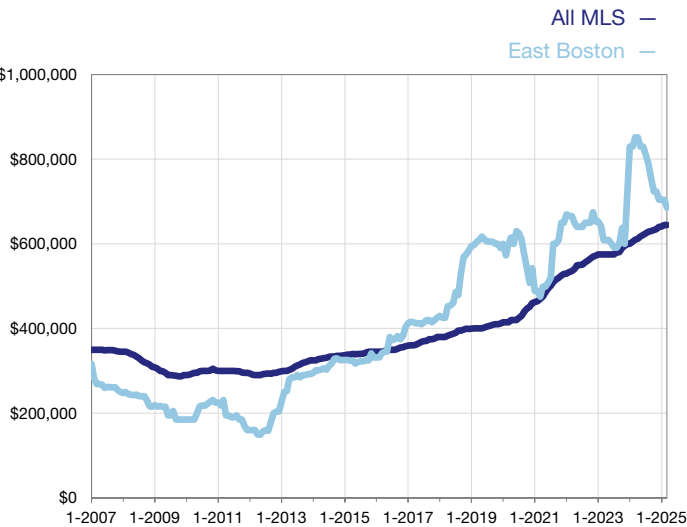
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$375,000	--	\$873,500	\$587,500	- 32.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	0	48	--	47	29	- 38.3%
Percent of Original List Price Received*	0.0%	94.0%	--	97.2%	100.3%	+ 3.2%
New Listings	1	1	0.0%	2	2	0.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	20	+ 42.9%	28	44	+ 57.1%
Closed Sales	21	11	- 47.6%	48	24	- 50.0%
Median Sales Price*	\$680,000	\$650,000	- 4.4%	\$676,375	\$646,500	- 4.4%
Inventory of Homes for Sale	42	33	- 21.4%	--	--	--
Months Supply of Inventory	4.3	2.9	- 32.6%	--	--	--
Cumulative Days on Market Until Sale	58	65	+ 12.1%	89	70	- 21.3%
Percent of Original List Price Received*	100.7%	99.3%	- 1.4%	101.6%	99.7%	- 1.9%
New Listings	27	15	- 44.4%	61	59	- 3.3%

* 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

