

East Boston

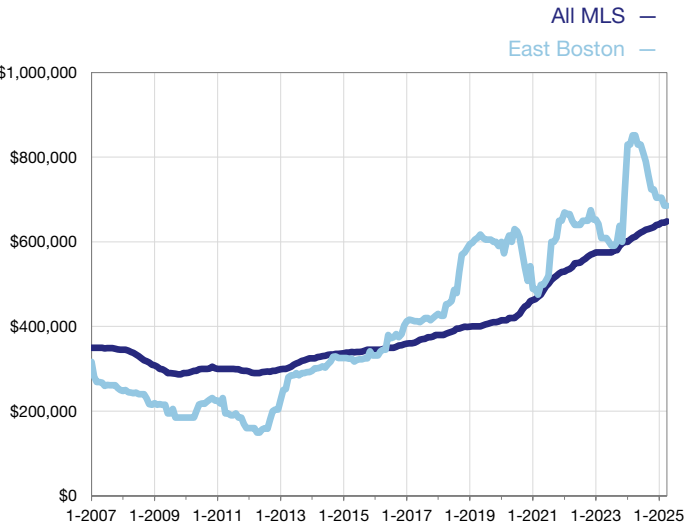
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	2	0.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$873,500	\$587,500	- 32.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	47	29	- 38.3%
Percent of Original List Price Received*	0.0%	0.0%	--	97.2%	100.3%	+ 3.2%
New Listings	1	2	+ 100.0%	3	4	+ 33.3%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	9	- 43.8%	42	54	+ 28.6%
Closed Sales	18	13	- 27.8%	66	41	- 37.9%
Median Sales Price*	\$715,000	\$575,000	- 19.6%	\$689,000	\$629,000	- 8.7%
Inventory of Homes for Sale	49	44	- 10.2%	--	--	--
Months Supply of Inventory	4.9	4.1	- 16.3%	--	--	--
Cumulative Days on Market Until Sale	44	73	+ 65.9%	77	66	- 14.3%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	101.0%	99.2%	- 1.8%
New Listings	28	28	0.0%	91	86	- 5.5%

* 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

