

East Boston

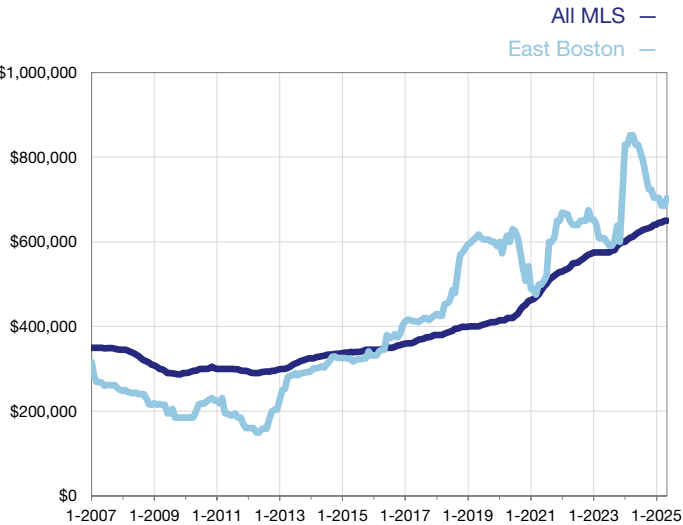
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$737,500	\$730,000	- 1.0%	\$790,000	\$730,000	- 7.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	70	17	- 75.7%	62	25	- 59.7%
Percent of Original List Price Received*	89.7%	104.4%	+ 16.4%	92.2%	101.7%	+ 10.3%
New Listings	1	1	0.0%	4	5	+ 25.0%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	9	- 52.6%	61	62	+ 1.6%
Closed Sales	8	12	+ 50.0%	74	54	- 27.0%
Median Sales Price*	\$675,000	\$631,250	- 6.5%	\$687,000	\$629,500	- 8.4%
Inventory of Homes for Sale	46	52	+ 13.0%	--	--	--
Months Supply of Inventory	4.5	5.3	+ 17.8%	--	--	--
Cumulative Days on Market Until Sale	42	33	- 21.4%	73	58	- 20.5%
Percent of Original List Price Received*	100.2%	98.7%	- 1.5%	100.9%	99.1%	- 1.8%
New Listings	23	24	+ 4.3%	114	109	- 4.4%

* 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

