

East Boston

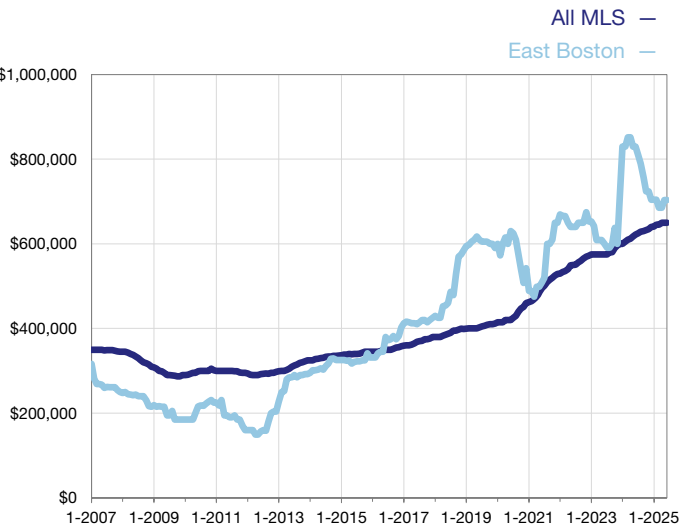
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	4	5	+ 25.0%
Closed Sales	0	0	--	3	3	0.0%
Median Sales Price*	\$0	\$0	--	\$790,000	\$730,000	- 7.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	62	25	- 59.7%
Percent of Original List Price Received*	0.0%	0.0%	--	92.2%	101.7%	+ 10.3%
New Listings	0	1	--	4	7	+ 75.0%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	9	- 25.0%	73	68	- 6.8%
Closed Sales	16	6	- 62.5%	90	60	- 33.3%
Median Sales Price*	\$579,500	\$639,125	+ 10.3%	\$675,000	\$629,500	- 6.7%
Inventory of Homes for Sale	54	58	+ 7.4%	--	--	--
Months Supply of Inventory	5.1	6.3	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	49	81	+ 65.3%	69	60	- 13.0%
Percent of Original List Price Received*	98.5%	95.0%	- 3.6%	100.5%	98.7%	- 1.8%
New Listings	23	26	+ 13.0%	137	133	- 2.9%

* 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

