

East Boston

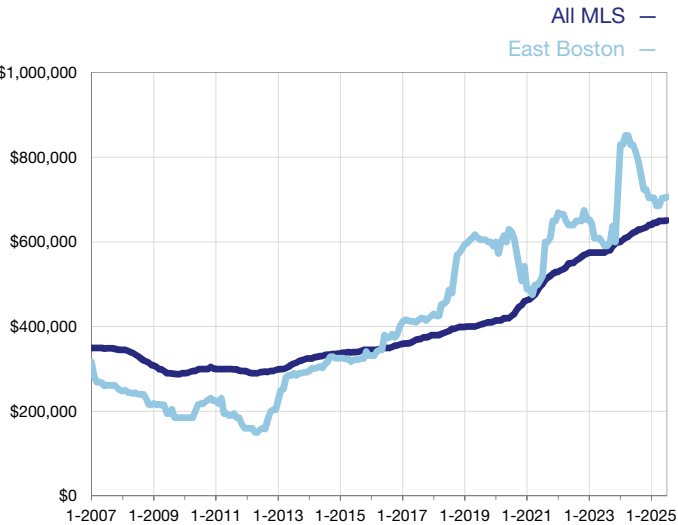
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$723,800	\$825,000	+ 14.0%	\$756,900	\$765,000	+ 1.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	42	16	- 61.9%	57	23	- 59.6%
Percent of Original List Price Received*	96.6%	103.3%	+ 6.9%	93.3%	102.1%	+ 9.4%
New Listings	2	2	0.0%	6	9	+ 50.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	80	77	- 3.8%
Closed Sales	13	8	- 38.5%	103	69	- 33.0%
Median Sales Price*	\$719,000	\$659,000	- 8.3%	\$677,750	\$630,000	- 7.0%
Inventory of Homes for Sale	51	56	+ 9.8%	--	--	--
Months Supply of Inventory	4.9	5.9	+ 20.4%	--	--	--
Cumulative Days on Market Until Sale	42	30	- 28.6%	65	56	- 13.8%
Percent of Original List Price Received*	99.0%	97.0%	- 2.0%	100.3%	98.5%	- 1.8%
New Listings	15	19	+ 26.7%	152	158	+ 3.9%

* 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

