

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	6	12	+ 100.0%
Closed Sales	0	0	--	6	10	+ 66.7%
Median Sales Price*	\$0	\$0	--	\$704,400	\$715,000	+ 1.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	71	23	- 67.6%
Percent of Original List Price Received*	0.0%	0.0%	--	92.9%	96.0%	+ 3.3%
New Listings	1	1	0.0%	9	16	+ 77.8%

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

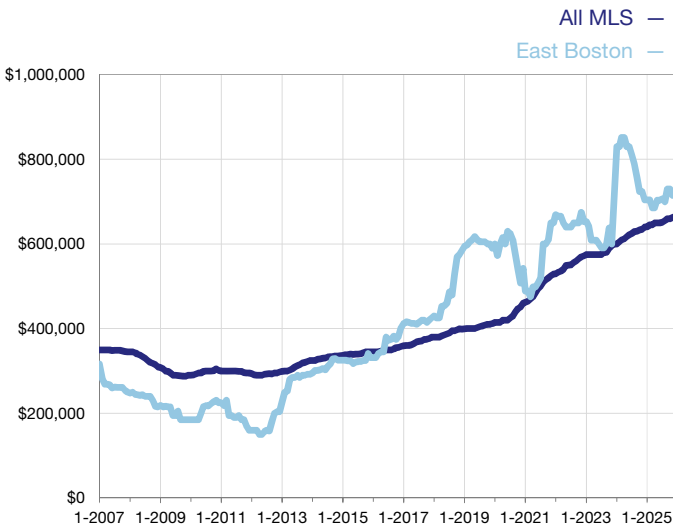
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	9	+ 350.0%	116	118	+ 1.7%
Closed Sales	6	10	+ 66.7%	150	112	- 25.3%
Median Sales Price*	\$685,000	\$698,650	+ 2.0%	\$673,750	\$647,000	- 4.0%
Inventory of Homes for Sale	39	31	- 20.5%	--	--	--
Months Supply of Inventory	4.0	3.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	54	38	- 29.6%	64	55	- 14.1%
Percent of Original List Price Received*	96.1%	99.2%	+ 3.2%	99.4%	98.1%	- 1.3%
New Listings	5	13	+ 160.0%	231	235	+ 1.7%

* 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

