

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|----------|------|----------|--------------|------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 1 | 2 | + 100.0% | 1 | 2 | + 100.0% |
| Closed Sales | 0 | 0 | -- | 1 | 0 | - 100.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$800,000 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.8 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 9 | 0 | - 100.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 106.7% | 0.0% | - 100.0% |
| New Listings | 0 | 1 | -- | 1 | 2 | + 100.0% |

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

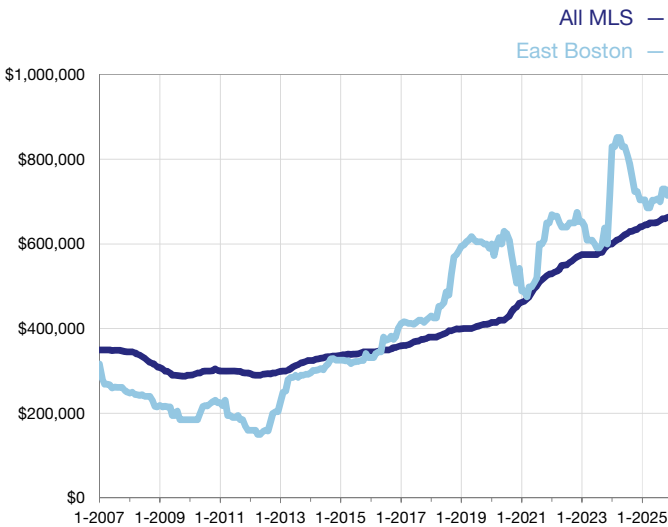
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 9 | 18 | + 100.0% | 24 | 29 | + 20.8% |
| Closed Sales | 10 | 11 | + 10.0% | 16 | 17 | + 6.3% |
| Median Sales Price* | \$526,250 | \$612,000 | + 16.3% | \$634,000 | \$635,000 | + 0.2% |
| Inventory of Homes for Sale | 48 | 27 | - 43.8% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | 2.7 | - 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | 82 | + 74.5% | 64 | 78 | + 21.9% |
| Percent of Original List Price Received* | 102.7% | 97.2% | - 5.4% | 100.4% | 96.5% | - 3.9% |
| New Listings | 16 | 14 | - 12.5% | 45 | 33 | - 26.7% |

* 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

