

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	1	2	+ 100.0%	2	2	0.0%
Median Sales Price*	\$375,000	\$790,000	+ 110.7%	\$587,500	\$790,000	+ 34.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	48	20	- 58.3%	29	20	- 31.0%
Percent of Original List Price Received*	94.0%	103.9%	+ 10.5%	100.3%	103.9%	+ 3.6%
New Listings	1	2	+ 100.0%	2	4	+ 100.0%

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

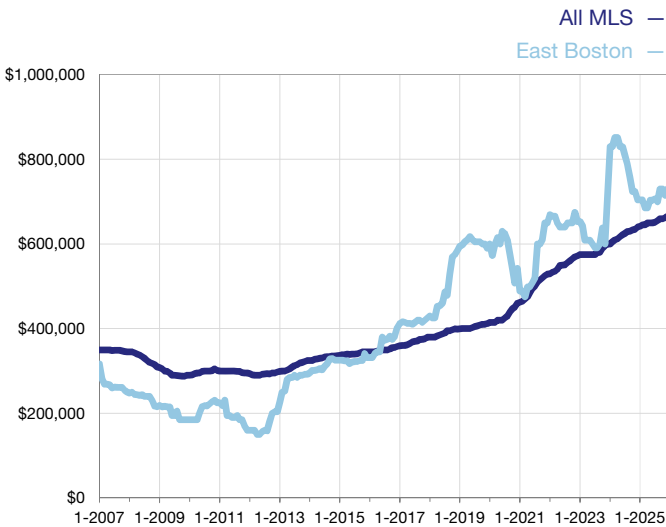
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	13	- 35.0%	44	39	- 11.4%
Closed Sales	12	13	+ 8.3%	28	31	+ 10.7%
Median Sales Price*	\$650,000	\$640,000	- 1.5%	\$646,500	\$640,000	- 1.0%
Inventory of Homes for Sale	38	36	- 5.3%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	60	72	+ 20.0%	63	74	+ 17.5%
Percent of Original List Price Received*	99.4%	97.5%	- 1.9%	100.0%	96.8%	- 3.2%
New Listings	14	23	+ 64.3%	59	54	- 8.5%

* 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

