

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	2	6	+ 200.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$715,000	--	\$587,500	\$715,000	+ 21.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	29	18	- 37.9%
Percent of Original List Price Received*	0.0%	102.3%	--	100.3%	103.4%	+ 3.1%
New Listings	2	2	0.0%	4	5	+ 25.0%

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

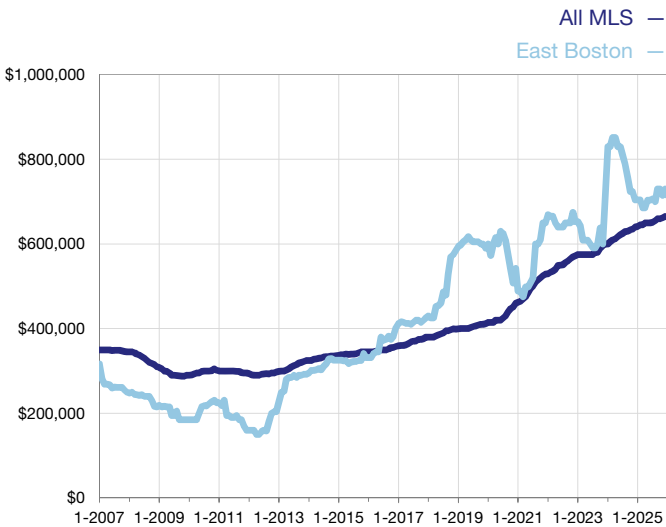
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	17	+ 112.5%	52	53	+ 1.9%
Closed Sales	14	10	- 28.6%	42	41	- 2.4%
Median Sales Price*	\$585,000	\$600,000	+ 2.6%	\$629,500	\$635,000	+ 0.9%
Inventory of Homes for Sale	51	58	+ 13.7%	--	--	--
Months Supply of Inventory	4.9	5.9	+ 20.4%	--	--	--
Cumulative Days on Market Until Sale	71	57	- 19.7%	65	70	+ 7.7%
Percent of Original List Price Received*	97.7%	99.8%	+ 2.1%	99.2%	97.5%	- 1.7%
New Listings	27	43	+ 59.3%	86	99	+ 15.1%

* 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

