

East Boston

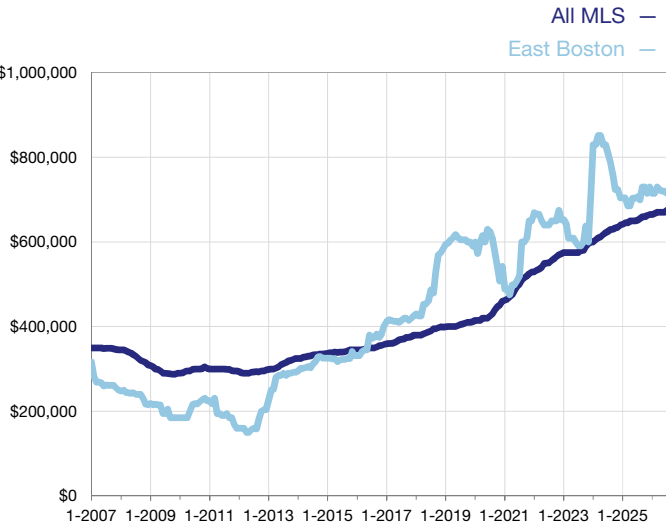
Single-Family Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$825,000	\$0	- 100.0%	\$765,000	\$720,000	- 5.9%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	3.2	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	23	71	+ 208.7%
Percent of Original List Price Received*	103.3%	0.0%	- 100.0%	102.1%	98.6%	- 3.4%
New Listings	1	1	0.0%	8	9	+ 12.5%

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

Condominium Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	10	- 9.1%	77	88	+ 14.3%
Closed Sales	9	9	0.0%	71	80	+ 12.7%
Median Sales Price*	\$664,875	\$645,000	- 3.0%	\$630,000	\$621,000	- 1.4%
Inventory of Homes for Sale	67	29	- 56.7%	--	--	--
Months Supply of Inventory	7.1	2.7	- 62.0%	--	--	--
Cumulative Days on Market Until Sale	38	48	+ 26.3%	58	62	+ 6.9%
Percent of Original List Price Received*	96.8%	94.7%	- 2.2%	98.5%	97.0%	- 1.5%
New Listings	19	11	- 42.1%	156	139	- 10.9%

* 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

