

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

Single-Family Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	6	6	0.0%
Closed Sales	2	0	- 100.0%	6	6	0.0%
Median Sales Price*	\$655,000	\$0	- 100.0%	\$715,000	\$720,000	+ 0.7%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	25	71	+ 184.0%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	99.6%	98.6%	- 1.0%
New Listings	0	2	--	8	11	+ 37.5%

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

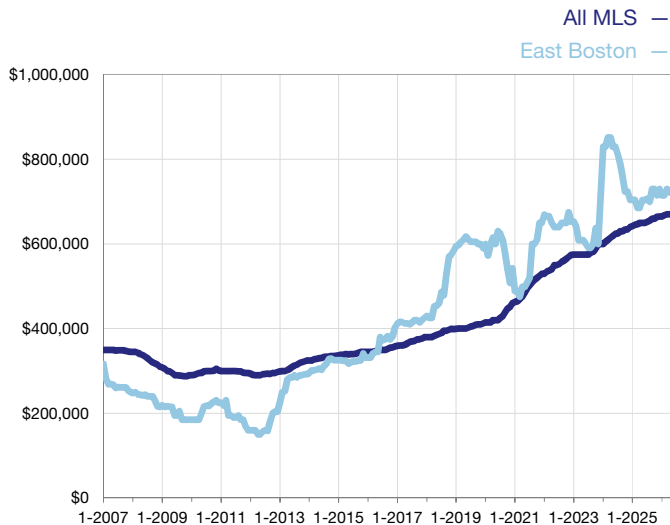
Condominium Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	7	+ 40.0%	82	94	+ 14.6%
Closed Sales	9	11	+ 22.2%	80	92	+ 15.0%
Median Sales Price*	\$715,000	\$690,000	- 3.5%	\$639,000	\$626,500	- 2.0%
Inventory of Homes for Sale	52	26	- 50.0%	--	--	--
Months Supply of Inventory	5.6	2.4	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	62	78	+ 25.8%	58	64	+ 10.3%
Percent of Original List Price Received*	95.4%	96.3%	+ 0.9%	98.1%	96.8%	- 1.3%
New Listings	3	20	+ 566.7%	159	161	+ 1.3%

* 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

