

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Boston

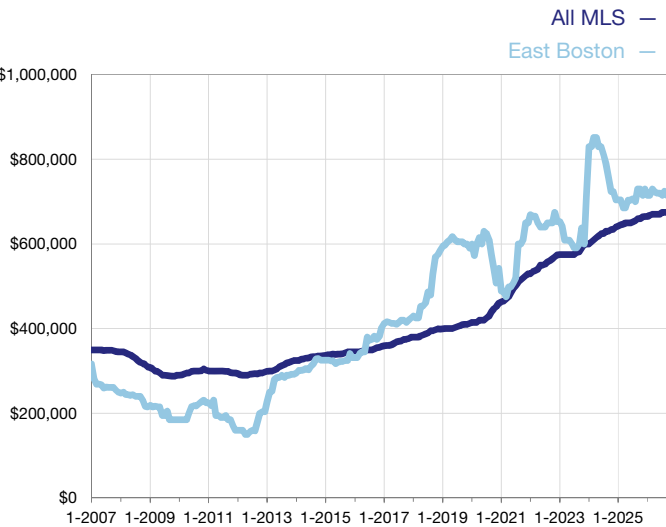
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	8	7	- 12.5%
Closed Sales	1	1	0.0%	7	7	0.0%
Median Sales Price*	\$735,000	\$475,000	- 35.4%	\$730,000	\$715,000	- 2.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	26	65	+ 150.0%
Percent of Original List Price Received*	81.8%	95.2%	+ 16.4%	97.1%	98.1%	+ 1.0%
New Listings	5	1	- 80.0%	13	12	- 7.7%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	3	- 75.0%	93	97	+ 4.3%
Closed Sales	6	2	- 66.7%	86	95	+ 10.5%
Median Sales Price*	\$656,500	\$590,000	- 10.1%	\$644,000	\$625,000	- 3.0%
Inventory of Homes for Sale	58	47	- 19.0%	--	--	--
Months Supply of Inventory	6.1	4.7	- 23.0%	--	--	--
Cumulative Days on Market Until Sale	73	29	- 60.3%	59	64	+ 8.5%
Percent of Original List Price Received*	94.8%	98.6%	+ 4.0%	97.9%	96.8%	- 1.1%
New Listings	33	41	+ 24.2%	192	200	+ 4.2%

* 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

