Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

East Boston

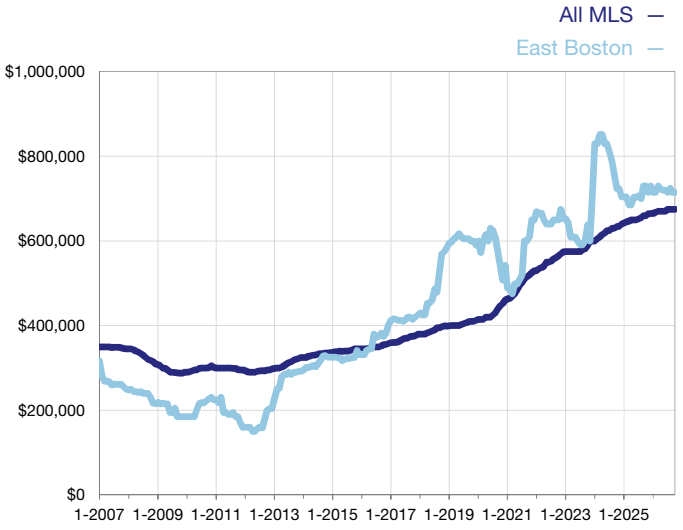
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	9	**8**	- 11.1%
Closed Sales	2	**0**	- 100.0%	9	**7**	- 22.2%
Median Sales Price*	$613,750	**$0**	- 100.0%	$730,000	**$715,000**	- 2.1%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	2.7	**2.0**	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	7	**0**	- 100.0%	22	**65**	+ 195.5%
Percent of Original List Price Received*	93.0%	**0.0%**	- 100.0%	96.2%	**98.1%**	+ 2.0%
New Listings	2	**1**	- 50.0%	15	**13**	- 13.3%

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

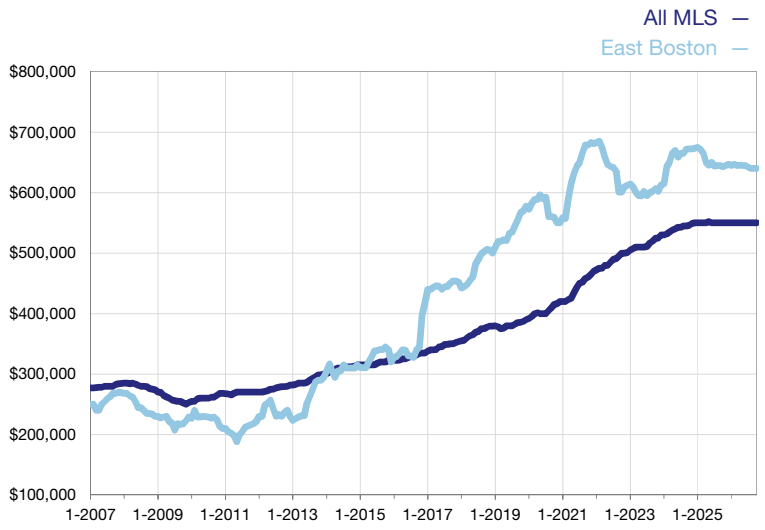
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**7**	0.0%	100	**103**	+ 3.0%
Closed Sales	8	**8**	0.0%	94	**103**	+ 9.6%
Median Sales Price*	$654,000	**$687,000**	+ 5.0%	$645,000	**$629,950**	- 2.3%
Inventory of Homes for Sale	65	**42**	- 35.4%	--	--	--
Months Supply of Inventory	7.1	**4.3**	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	34	**41**	+ 20.6%	57	**62**	+ 8.8%
Percent of Original List Price Received*	99.4%	**97.0%**	- 2.4%	98.0%	**96.8%**	- 1.2%
New Listings	21	**15**	- 28.6%	213	**214**	+ 0.5%

* 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



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