

East Boston, MA Area Market Review

2025 vs. 2024 As of December 31, 2025

Prepared by James Polino on Friday, February 20, 2026

Single Family

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	1	3	2	200%	↑
Average Days on Market	41	76	35	85.37%	↑
Average List Price	\$799,000.00	\$860,000.00	\$61,000.00	7.63%	↑
Average List \$ / SqFt	\$441.68	\$675.88	\$234.20	53.02%	↑
Approximate Absorption Rate	141.67%	52.78%	-88.89%	-62.74%	↓
Approximate Months Supply of Inventory	0.71	1.89	1.18	166.20%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	23	33	10	43.48%	↑
Average Original List Price	\$846,113.04	\$900,786.73	\$54,673.69	6.46%	↑
Average Original List \$ / SqFt	\$505.84	\$569.74	\$63.90	12.63%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	17	24	7	41.18%	↑
Average List Price	\$706,505.88	\$756,808.13	\$50,302.25	7.12%	↑
Average List \$ / SqFt	\$479.32	\$494.74	\$15.42	3.22%	↑
Average Days to Offer	33	26	-7	-21.21%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	10	20	10	100%	↑
Average Original List Price	\$723,190.00	\$811,524.50	\$88,334.50	12.21%	↑
Average Original List \$ / SqFt	\$512.43	\$569.83	\$57.40	11.20%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	17	19	2	11.76%	↑
Average Days on Market	45	36	-9	-20%	↓
Average Days to Offer	35	26	-9	-25.71%	↓
Average Sale Price	\$708,452.94	\$724,559.21	\$16,106.27	2.27%	↑
Average Sale \$ / SqFt	\$473.31	\$508.14	\$34.83	7.36%	↑
Average List Price	\$724,388.24	\$738,962.95	\$14,574.71	2.01%	↑
Average List \$ / SqFt	\$484.33	\$518.25	\$33.92	7%	↑
Average Original List Price	\$735,623.53	\$767,605.16	\$31,981.63	4.35%	↑
Average Original List \$ / SqFt	\$491.50	\$539.26	\$47.76	9.72%	↑
Average Sale Price as % of List Price	97.84%	98.02%	0.18%	0.18%	↑
Average Sale Price as % of Original List Price	96.43%	94.54%	-1.89%	-1.96%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	23	33	10	43.48%	↑
Units Price Changed	10	20	10	100%	↑
Units Went Pending	17	24	7	41.18%	↑
Units Sold	17	19	2	11.76%	↑

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Condominium

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	60	56	-4	-6.67%	↓
Average Days on Market	106	103	-3	-2.83%	↓
Average List Price	\$757,653.13	\$667,071.38	-\$90,581.75	-11.96%	↓
Average List \$ / SqFt	\$764.20	\$746.08	-\$18.12	-2.37%	↓
Approximate Absorption Rate	37.36%	34.97%	-2.39%	-6.40%	↓
Approximate Months Supply of Inventory	2.68	2.86	0.18	6.72%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	466	493	27	5.79%	↑
Average Original List Price	\$727,152.55	\$850,069.43	\$122,916.88	16.90%	↑
Average Original List \$ / SqFt	\$723.41	\$874.01	\$150.60	20.82%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	264	272	8	3.03%	↑
Average List Price	\$697,104.22	\$681,571.71	-\$15,532.51	-2.23%	↓
Average List \$ / SqFt	\$697.80	\$687.45	-\$10.35	-1.48%	↓
Average Days to Offer	33	43	10	30.30%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	157	180	23	14.65%	↑
Average Original List Price	\$764,189.70	\$1,126,064.98	\$361,875.28	47.35%	↑
Average Original List \$ / SqFt	\$754.47	\$1,128.68	\$374.21	49.60%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	269	235	-34	-12.64%	↓
Average Days on Market	54	55	1	1.85%	↑
Average Days to Offer	38	41	3	7.89%	↑
Average Sale Price	\$689,201.26	\$675,769.11	-\$13,432.15	-1.95%	↓
Average Sale \$ / SqFt	\$699.29	\$675.71	-\$23.58	-3.37%	↓
Average List Price	\$694,495.23	\$685,162.19	-\$9,333.04	-1.34%	↓
Average List \$ / SqFt	\$704.34	\$684.32	-\$20.02	-2.84%	↓
Average Original List Price	\$700,770.56	\$691,059.67	-\$9,710.89	-1.39%	↓
Average Original List \$ / SqFt	\$711.13	\$690.93	-\$20.20	-2.84%	↓
Average Sale Price as % of List Price	99.38%	98.76%	-0.62%	-0.62%	↓
Average Sale Price as % of Original List Price	98.61%	100.33%	1.72%	1.74%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	466	493	27	5.79%	↑
Units Price Changed	157	180	23	14.65%	↑
Units Went Pending	264	272	8	3.03%	↑
Units Sold	269	235	-34	-12.64%	↓

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Multi Family

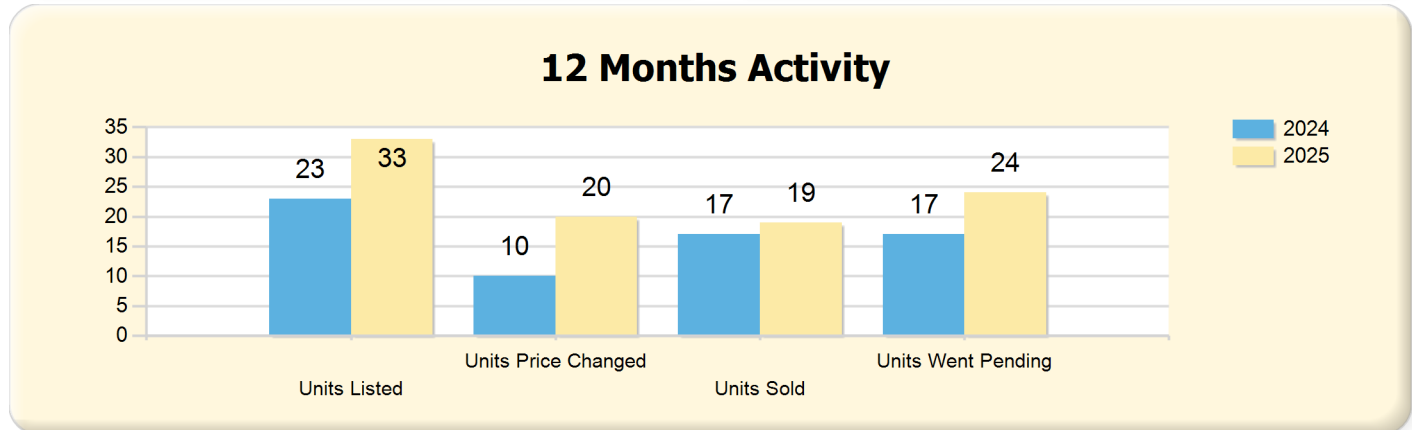
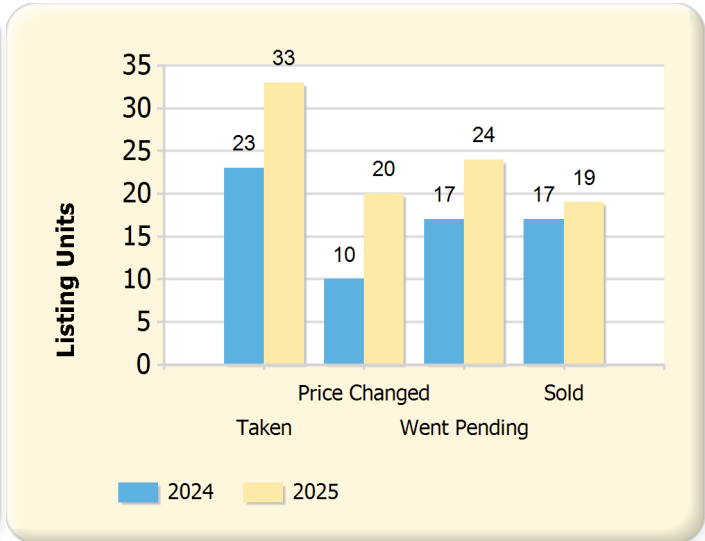
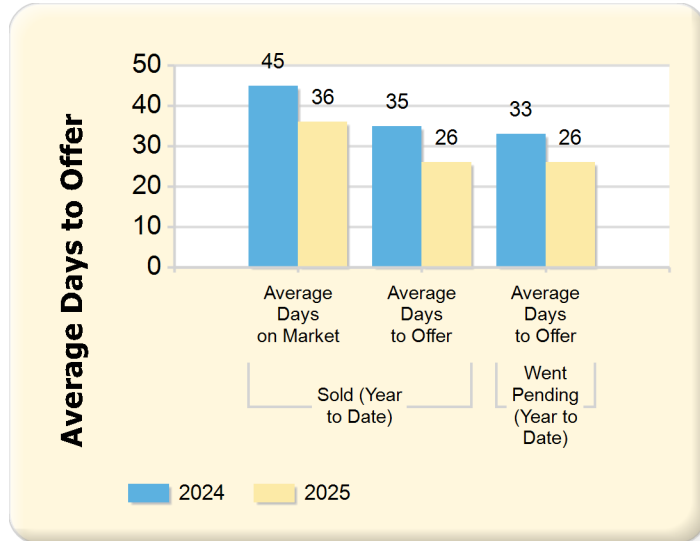
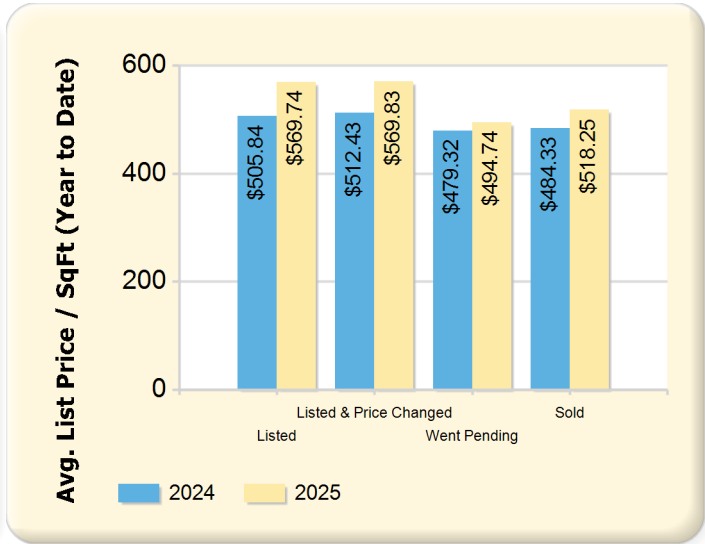
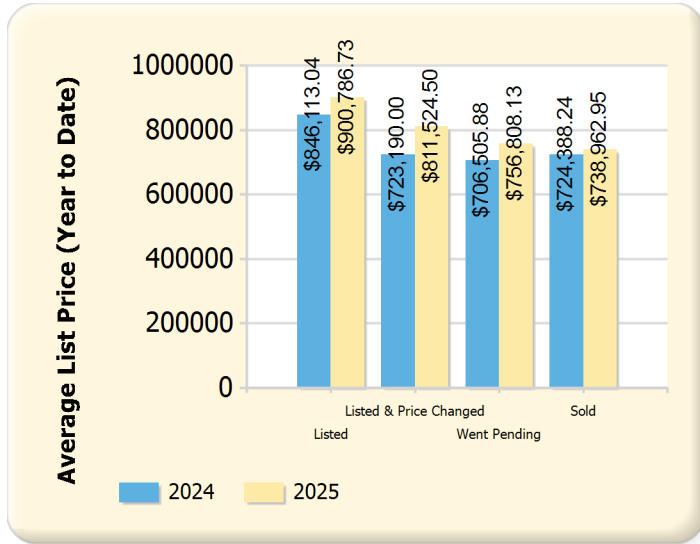
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	10	7	-3	-30%	↓
Average Days on Market	91	58	-33	-36.26%	↓
Average List Price	\$1,492,587.30	\$1,790,285.71	\$297,698.41	19.95%	↑
Average List \$ / SqFt	\$480.90	\$448.75	-\$32.15	-6.69%	↓
Approximate Absorption Rate	45.83%	60.71%	14.88%	32.47%	↑
Approximate Months Supply of Inventory	2.18	1.65	-0.53	-24.31%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	95	89	-6	-6.32%	↓
Average Original List Price	\$1,584,329.08	\$1,546,524.71	-\$37,804.37	-2.39%	↓
Average Original List \$ / SqFt	\$455.88	\$456.20	\$0.32	0.07%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	60	50	-10	-16.67%	↓
Average List Price	\$1,266,588.60	\$1,173,342.26	-\$93,246.34	-7.36%	↓
Average List \$ / SqFt	\$424.13	\$421.84	-\$2.29	-0.54%	↓
Average Days to Offer	40	45	5	12.50%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	30	28	-2	-6.67%	↓
Average Original List Price	\$1,783,300.57	\$1,760,949.54	-\$22,351.03	-1.25%	↓
Average Original List \$ / SqFt	\$483.71	\$507.03	\$23.32	4.82%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	53	50	-3	-5.66%	↓
Average Days on Market	47	60	13	27.66%	↑
Average Days to Offer	29	43	14	48.28%	↑
Average Sale Price	\$1,162,956.75	\$1,143,459.30	-\$19,497.45	-1.68%	↓
Average Sale \$ / SqFt	\$400.20	\$411.99	\$11.79	2.95%	↑
Average List Price	\$1,180,573.91	\$1,203,842.24	\$23,268.33	1.97%	↑
Average List \$ / SqFt	\$407.56	\$432.48	\$24.92	6.11%	↑
Average Original List Price	\$1,193,417.28	\$1,237,448.00	\$44,030.72	3.69%	↑
Average Original List \$ / SqFt	\$411.45	\$443.35	\$31.90	7.75%	↑
Average Sale Price as % of List Price	98.83%	95.93%	-2.90%	-2.93%	↓
Average Sale Price as % of Original List Price	98.10%	93.65%	-4.45%	-4.54%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	95	89	-6	-6.32%	↓
Units Price Changed	30	28	-2	-6.67%	↓
Units Went Pending	60	51	-9	-15%	↓
Units Sold	55	51	-4	-7.27%	↓

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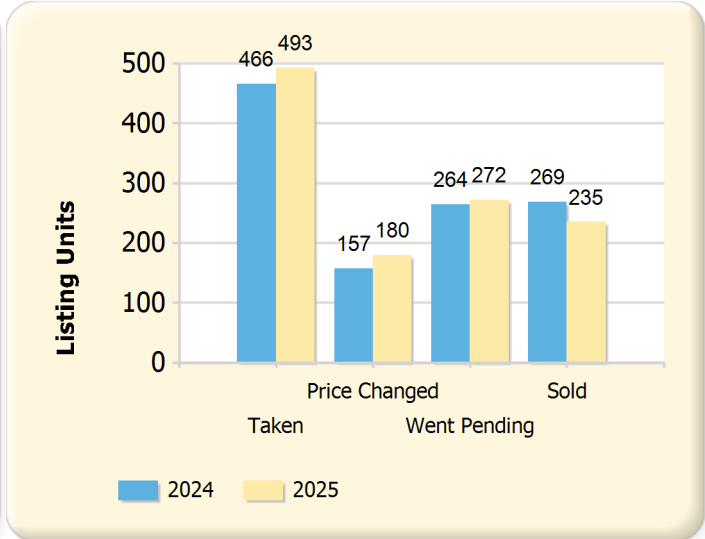
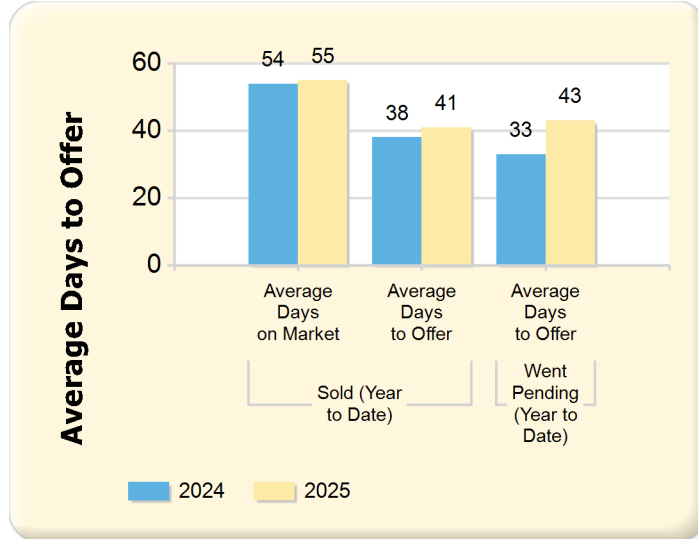
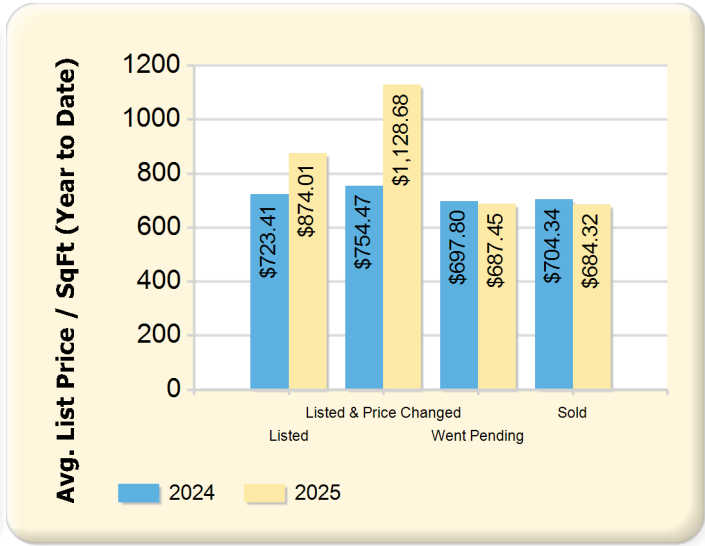
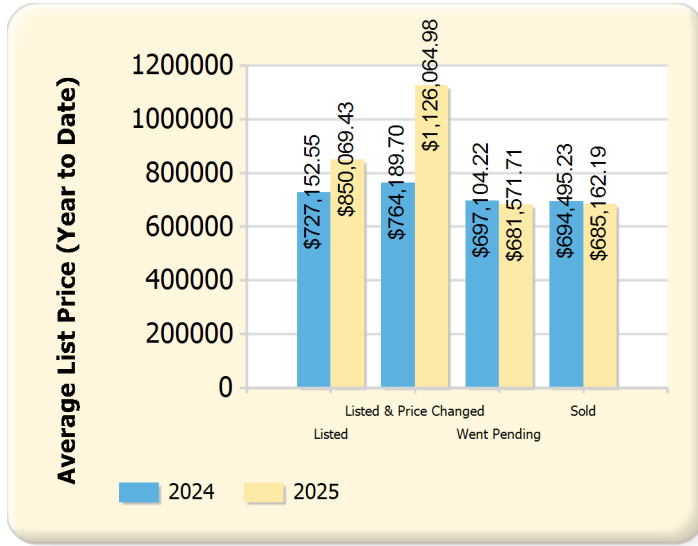


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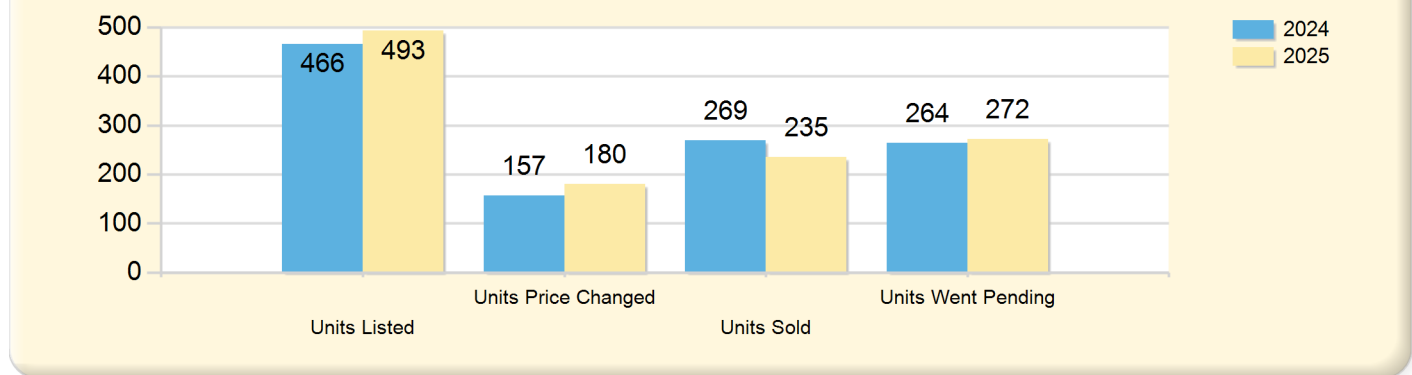
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Condominium



12 Months Activity



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Multi Family

