

# East Boston, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

Prepared by James Polino on Friday, December 19, 2025

## Single Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	5	5	0	0%	↔
Average Days on Market	40	21	-19	-47.50%	↓
Average List Price	\$1,302,960.00	\$863,180.00	-\$439,780.00	-33.75%	↓
Average List \$ / SqFt	\$562.36	\$513.78	-\$48.58	-8.64%	↓
Approximate Absorption Rate	31.67%	23.33%	-8.34%	-26.33%	↓
Approximate Months Supply of Inventory	3.16	4.29	1.13	35.76%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	19	26	7	36.84%	↑
Average Original List Price	\$844,036.84	\$904,164.31	\$60,127.47	7.12%	↑
Average Original List \$ / SqFt	\$504.22	\$570.06	\$65.84	13.06%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	14	19	5	35.71%	↑
Average List Price	\$674,050.00	\$727,494.47	\$53,444.47	7.93%	↑
Average List \$ / SqFt	\$468.88	\$502.25	\$33.37	7.12%	↑
Average Days to Offer	40	26	-14	-35%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	8	12	4	50%	↑
Average Original List Price	\$683,987.50	\$742,900.00	\$58,912.50	8.61%	↑
Average Original List \$ / SqFt	\$507.65	\$560.20	\$52.55	10.35%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	15	12	-3	-20%	↓
Average Days on Market	49	31	-18	-36.73%	↓
Average Days to Offer	39	19	-20	-51.28%	↓
Average Sale Price	\$679,580.00	\$757,208.33	\$77,628.33	11.42%	↑
Average Sale \$ / SqFt	\$466.25	\$501.96	\$35.71	7.66%	↑
Average List Price	\$699,373.33	\$767,874.83	\$68,501.50	9.79%	↑
Average List \$ / SqFt	\$480.49	\$509.11	\$28.62	5.96%	↑
Average Original List Price	\$712,106.67	\$786,133.17	\$74,026.50	10.40%	↑
Average Original List \$ / SqFt	\$488.61	\$520.48	\$31.87	6.52%	↑
Average Sale Price as % of List Price	97.26%	98.53%	1.27%	1.31%	↑
Average Sale Price as % of Original List Price	95.66%	96.56%	0.90%	0.94%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	26	30	4	15.38%	↑
Units Price Changed	10	13	3	30%	↑
Units Went Pending	20	22	2	10%	↑
Units Sold	19	14	-5	-26.32%	↓

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## Condominium

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	90	101	11	12.22%	↑
Average Days on Market	74	73	-1	-1.35%	↓
Average List Price	\$804,127.77	\$704,069.53	-\$100,058.24	-12.44%	↓
Average List \$ / SqFt	\$784.53	\$768.08	-\$16.45	-2.10%	↓
Approximate Absorption Rate	23.33%	19.97%	-3.36%	-14.40%	↓
Approximate Months Supply of Inventory	4.29	5.01	0.72	16.78%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	375	409	34	9.07%	↑
Average Original List Price	\$730,160.66	\$884,729.44	\$154,568.78	21.17%	↑
Average Original List \$ / SqFt	\$727.21	\$909.94	\$182.73	25.13%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	206	212	6	2.91%	↑
Average List Price	\$680,106.63	\$689,539.56	\$9,432.93	1.39%	↑
Average List \$ / SqFt	\$695.77	\$684.75	-\$11.02	-1.58%	↓
Average Days to Offer	31	42	11	35.48%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	123	123	0	0%	↔
Average Original List Price	\$769,718.57	\$1,334,626.08	\$564,907.51	73.39%	↑
Average Original List \$ / SqFt	\$767.17	\$1,328.57	\$561.40	73.18%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	210	179	-31	-14.76%	↓
Average Days on Market	51	58	7	13.73%	↑
Average Days to Offer	38	43	5	13.16%	↑
Average Sale Price	\$684,835.18	\$684,054.96	-\$780.22	-0.11%	↓
Average Sale \$ / SqFt	\$702.47	\$678.53	-\$23.94	-3.41%	↓
Average List Price	\$687,365.56	\$693,231.76	\$5,866.20	0.85%	↑
Average List \$ / SqFt	\$705.11	\$686.43	-\$18.68	-2.65%	↓
Average Original List Price	\$691,012.23	\$702,378.73	\$11,366.50	1.64%	↑
Average Original List \$ / SqFt	\$709.74	\$695.69	-\$14.05	-1.98%	↓
Average Sale Price as % of List Price	99.75%	98.86%	-0.89%	-0.89%	↓
Average Sale Price as % of Original List Price	99.29%	97.69%	-1.60%	-1.61%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	428	502	74	17.29%	↑
Units Price Changed	135	147	12	8.89%	↑
Units Went Pending	245	270	25	10.20%	↑
Units Sold	252	242	-10	-3.97%	↓

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## Multi Family

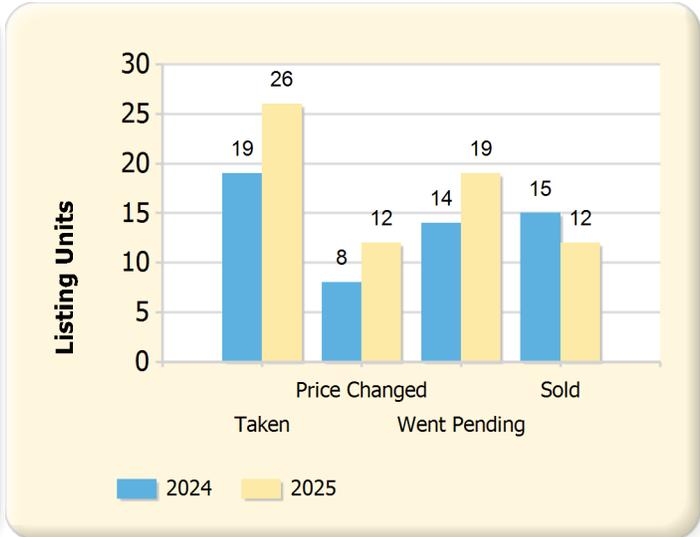
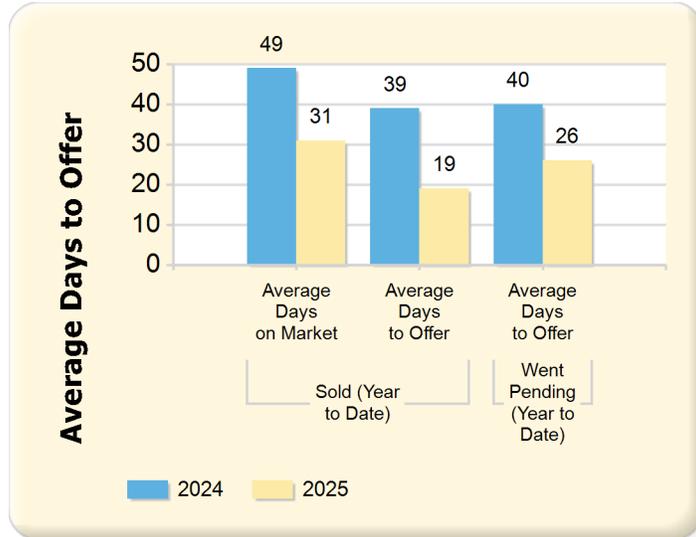
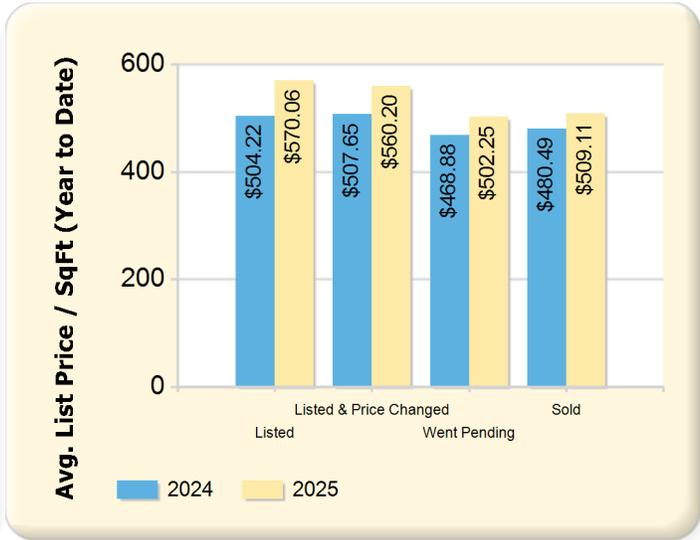
Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	18	14	-4	-22.22%	↓
Average Days on Market	89	75	-14	-15.73%	↓
Average List Price	\$1,863,848.56	\$1,333,564.21	-\$530,284.35	-28.45%	↓
Average List \$ / SqFt	\$471.32	\$462.99	-\$8.33	-1.77%	↓
Approximate Absorption Rate	24.54%	33.93%	9.39%	38.26%	↑
Approximate Months Supply of Inventory	4.08	2.95	-1.13	-27.70%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	75	76	1	1.33%	↑
Average Original List Price	\$1,680,527.63	\$1,555,892.09	-\$124,635.54	-7.42%	↓
Average Original List \$ / SqFt	\$458.39	\$457.39	-\$1.00	-0.22%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	42	39	-3	-7.14%	↓
Average List Price	\$1,191,988.07	\$1,181,649.05	-\$10,339.02	-0.87%	↓
Average List \$ / SqFt	\$414.55	\$422.11	\$7.56	1.82%	↑
Average Days to Offer	46	47	1	2.17%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	19	23	4	21.05%	↑
Average Original List Price	\$1,861,510.47	\$1,913,073.35	\$51,562.88	2.77%	↑
Average Original List \$ / SqFt	\$503.87	\$512.78	\$8.91	1.77%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	35	38	3	8.57%	↑
Average Days on Market	51	65	14	27.45%	↑
Average Days to Offer	31	46	15	48.39%	↑
Average Sale Price	\$1,164,130.86	\$1,147,184.21	-\$16,946.65	-1.46%	↓
Average Sale \$ / SqFt	\$398.42	\$405.18	\$6.76	1.70%	↑
Average List Price	\$1,164,902.83	\$1,203,800.34	\$38,897.51	3.34%	↑
Average List \$ / SqFt	\$401.98	\$422.96	\$20.98	5.22%	↑
Average Original List Price	\$1,177,157.09	\$1,239,728.97	\$62,571.88	5.32%	↑
Average Original List \$ / SqFt	\$405.60	\$434.20	\$28.60	7.05%	↑
Average Sale Price as % of List Price	99.81%	96.51%	-3.30%	-3.31%	↓
Average Sale Price as % of Original List Price	99.23%	94.14%	-5.09%	-5.13%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	104	96	-8	-7.69%	↓
Units Price Changed	27	30	3	11.11%	↑
Units Went Pending	61	59	-2	-3.28%	↓
Units Sold	53	57	4	7.55%	↑

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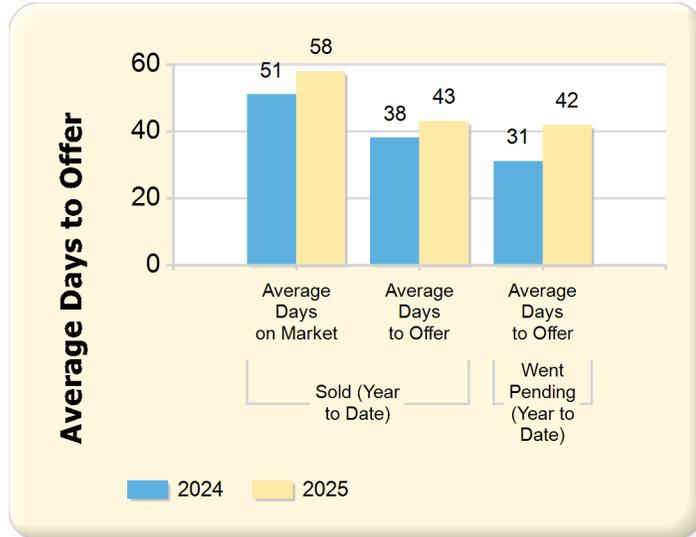
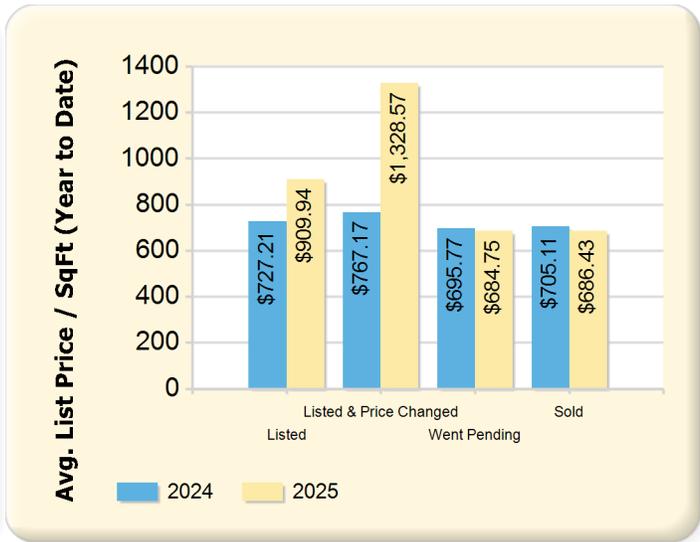


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## Condominium



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