

# East Boston, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

## Single Family

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	2	4	2	100%	↑
Average Days on Market	39	98	59	151.28%	↑
Average List Price	\$2,322,500.00	\$1,069,750.00	-\$1,252,750.00	-53.94%	↓
Average List \$ / SqFt	\$963.76	\$594.02	-\$369.74	-38.36%	↓
Approximate Absorption Rate	79.17%	37.50%	-41.67%	-52.63%	↓
Approximate Months Supply of Inventory	1.26	2.67	1.41	111.90%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	5	6	1	20%	↑
Average Original List Price	\$1,404,599.60	\$807,483.33	-\$597,116.27	-42.51%	↓
Average Original List \$ / SqFt	\$642.31	\$548.62	-\$93.69	-14.59%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	4	7	3	75%	↑
Average List Price	\$786,749.50	\$716,271.43	-\$70,478.07	-8.96%	↓
Average List \$ / SqFt	\$425.94	\$521.30	\$95.36	22.39%	↑
Average Days to Offer	15	49	34	226.67%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	1	0	-1	-100%	↓
Average Original List Price	\$680,000.00	\$0.00	-\$680,000.00	-100%	↓
Average Original List \$ / SqFt	\$497.80	\$0.00	-\$497.80	-100%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	4	3	-1	-25%	↓
Average Days on Market	23	51	28	121.74%	↑
Average Days to Offer	12	51	39	325%	↑
Average Sale Price	\$781,000.00	\$675,000.00	-\$106,000.00	-13.57%	↓
Average Sale \$ / SqFt	\$459.13	\$551.46	\$92.33	20.11%	↑
Average List Price	\$774,474.50	\$655,966.67	-\$118,507.83	-15.30%	↓
Average List \$ / SqFt	\$455.01	\$538.24	\$83.23	18.29%	↑
Average Original List Price	\$774,474.50	\$666,266.67	-\$108,207.83	-13.97%	↓
Average Original List \$ / SqFt	\$455.01	\$546.89	\$91.88	20.19%	↑
Average Sale Price as % of List Price	100.17%	100.89%	0.72%	0.72%	↑
Average Sale Price as % of Original List Price	100.17%	98.94%	-1.23%	-1.23%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	26	34	8	30.77%	↑
Units Price Changed	10	20	10	100%	↑
Units Went Pending	21	26	5	23.81%	↑
Units Sold	19	18	-1	-5.26%	↓

# East Boston, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

## Condominium

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	65	67	2	3.08%	↑
Average Days on Market	98	82	-16	-16.33%	↓
Average List Price	\$776,551.54	\$745,435.75	-\$31,115.79	-4.01%	↓
Average List \$ / SqFt	\$838.06	\$800.07	-\$37.99	-4.53%	↓
Approximate Absorption Rate	32.44%	29.73%	-2.71%	-8.35%	↓
Approximate Months Supply of Inventory	3.08	3.36	0.28	9.09%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	119	104	-15	-12.61%	↓
Average Original List Price	\$703,559.92	\$707,880.90	\$4,320.98	0.61%	↑
Average Original List \$ / SqFt	\$744.76	\$743.24	-\$1.52	-0.20%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	87	72	-15	-17.24%	↓
Average List Price	\$682,753.55	\$663,784.31	-\$18,969.24	-2.78%	↓
Average List \$ / SqFt	\$687.44	\$671.06	-\$16.38	-2.38%	↓
Average Days to Offer	39	60	21	53.85%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	13	17	4	30.77%	↑
Average Original List Price	\$730,689.92	\$691,161.65	-\$39,528.27	-5.41%	↓
Average Original List \$ / SqFt	\$820.84	\$696.81	-\$124.03	-15.11%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	56	56	0	0%	↔
Average Days on Market	68	75	7	10.29%	↑
Average Days to Offer	41	57	16	39.02%	↑
Average Sale Price	\$704,983.30	\$665,966.05	-\$39,017.25	-5.53%	↓
Average Sale \$ / SqFt	\$685.33	\$659.24	-\$26.09	-3.81%	↓
Average List Price	\$710,479.68	\$678,717.66	-\$31,762.02	-4.47%	↓
Average List \$ / SqFt	\$687.83	\$673.96	-\$13.87	-2.02%	↓
Average Original List Price	\$723,165.41	\$2,064,615.84	\$1,341,450.43	185.50%	↑
Average Original List \$ / SqFt	\$699.43	\$1,934.18	\$1,234.75	176.54%	↑
Average Sale Price as % of List Price	99.61%	98.12%	-1.49%	-1.50%	↓
Average Sale Price as % of Original List Price	98.24%	94.18%	-4.06%	-4.13%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	470	478	8	1.70%	↑
Units Price Changed	150	179	29	19.33%	↑
Units Went Pending	283	256	-27	-9.54%	↓
Units Sold	253	239	-14	-5.53%	↓

# East Boston, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

## Multi Family

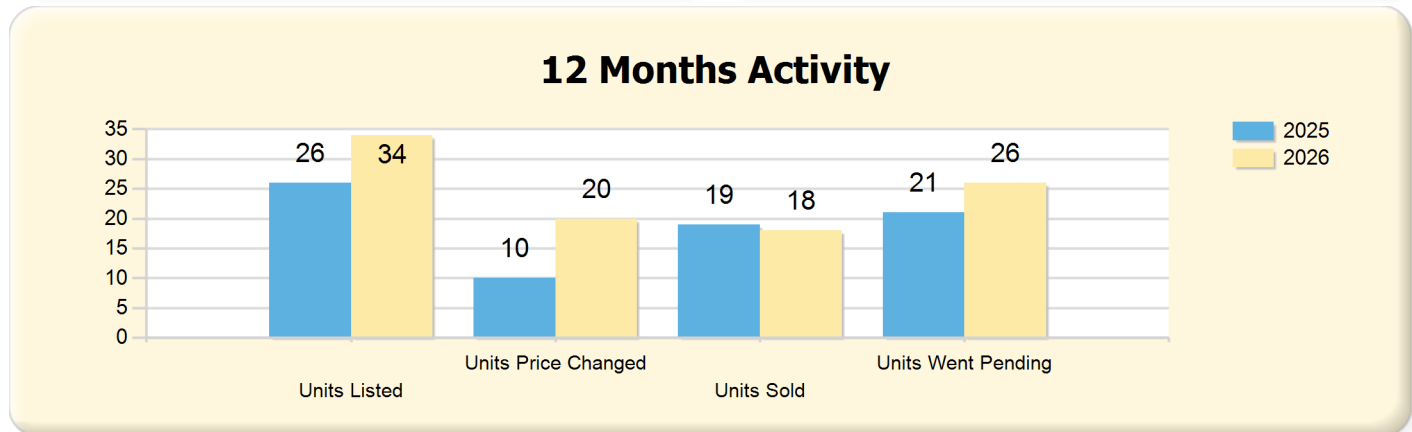
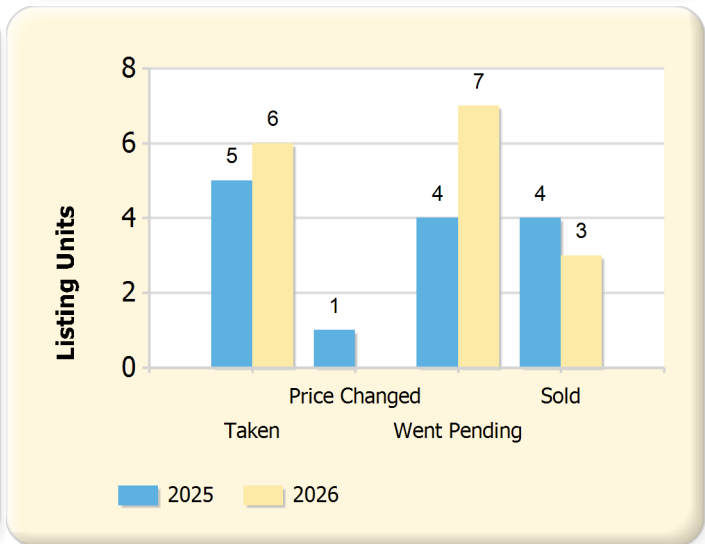
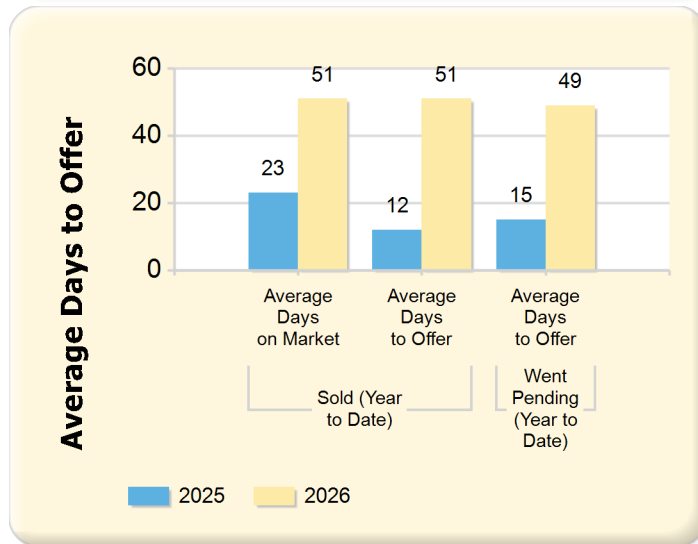
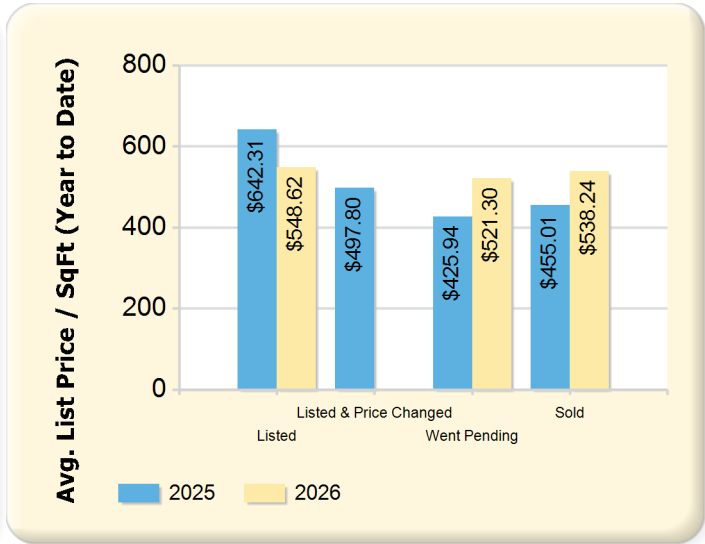
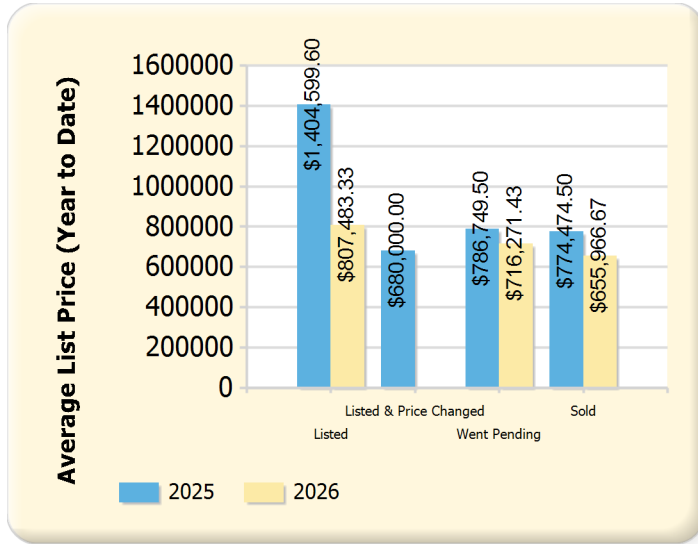
Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	11	14	3	27.27%	↑
Average Days on Market	74	77	3	4.05%	↑
Average List Price	\$2,154,363.55	\$1,400,821.43	-\$753,542.12	-34.98%	↓
Average List \$ / SqFt	\$438.34	\$425.57	-\$12.77	-2.91%	↓
Approximate Absorption Rate	37.88%	29.17%	-8.71%	-22.99%	↓
Approximate Months Supply of Inventory	2.64	3.43	0.79	29.92%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	22	16	-6	-27.27%	↓
Average Original List Price	\$1,668,581.77	\$1,290,150.00	-\$378,431.77	-22.68%	↓
Average Original List \$ / SqFt	\$423.75	\$441.30	\$17.55	4.14%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	16	6	-10	-62.50%	↓
Average List Price	\$1,158,112.50	\$1,258,833.33	\$100,720.83	8.70%	↑
Average List \$ / SqFt	\$412.35	\$452.75	\$40.40	9.80%	↑
Average Days to Offer	41	59	18	43.90%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	4	4	0	0%	↔
Average Original List Price	\$1,360,975.00	\$1,264,750.00	-\$96,225.00	-7.07%	↓
Average Original List \$ / SqFt	\$467.09	\$405.23	-\$61.86	-13.24%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	9	7	-2	-22.22%	↓
Average Days on Market	71	91	20	28.17%	↑
Average Days to Offer	22	38	16	72.73%	↑
Average Sale Price	\$1,186,666.67	\$1,011,428.57	-\$175,238.10	-14.77%	↓
Average Sale \$ / SqFt	\$436.35	\$419.29	-\$17.06	-3.91%	↓
Average List Price	\$1,229,555.44	\$1,068,985.71	-\$160,569.73	-13.06%	↓
Average List \$ / SqFt	\$449.03	\$438.65	-\$10.38	-2.31%	↓
Average Original List Price	\$1,251,777.67	\$1,077,985.71	-\$173,791.96	-13.88%	↓
Average Original List \$ / SqFt	\$455.01	\$443.35	-\$11.66	-2.56%	↓
Average Sale Price as % of List Price	97.90%	95.14%	-2.76%	-2.82%	↓
Average Sale Price as % of Original List Price	96.27%	94.15%	-2.12%	-2.20%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	90	83	-7	-7.78%	↓
Units Price Changed	29	26	-3	-10.34%	↓
Units Went Pending	63	42	-21	-33.33%	↓
Units Sold	50	49	-1	-2%	↓

# East Boston, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

## Single Family

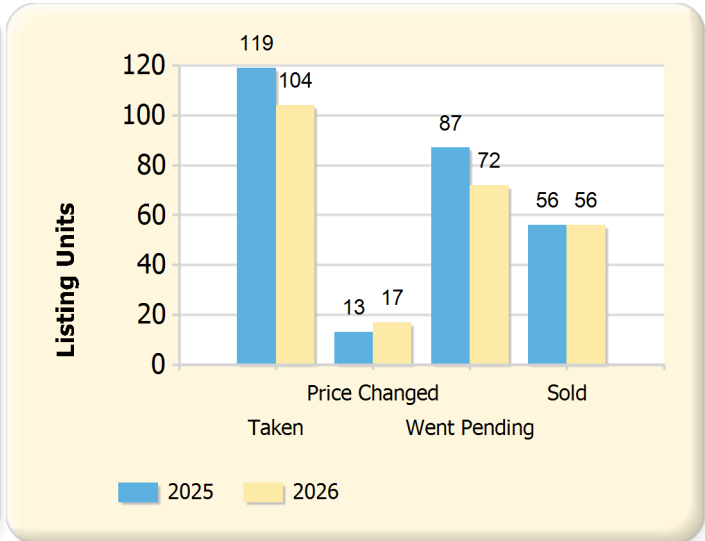
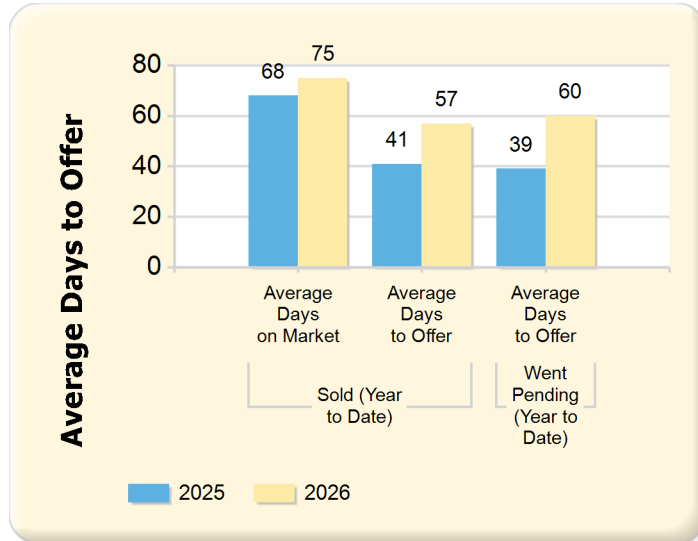
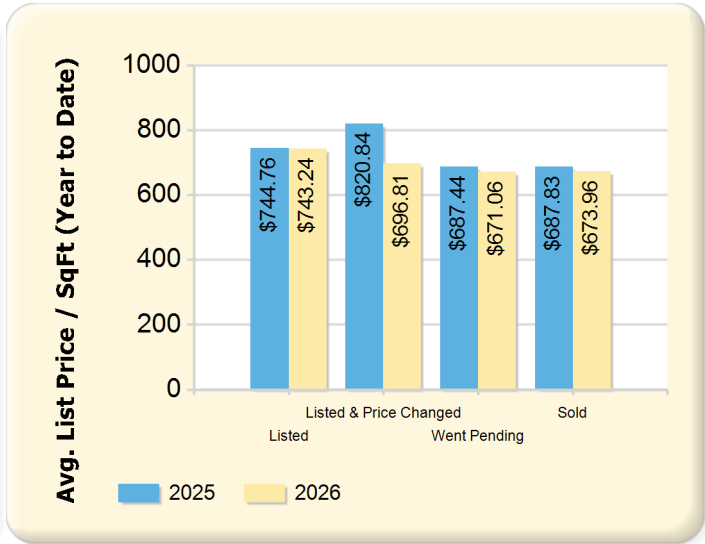
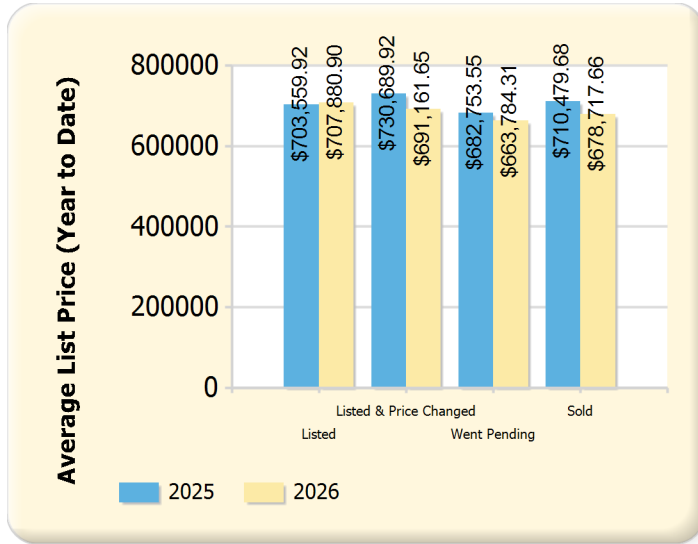


# East Boston, MA Area Market Review

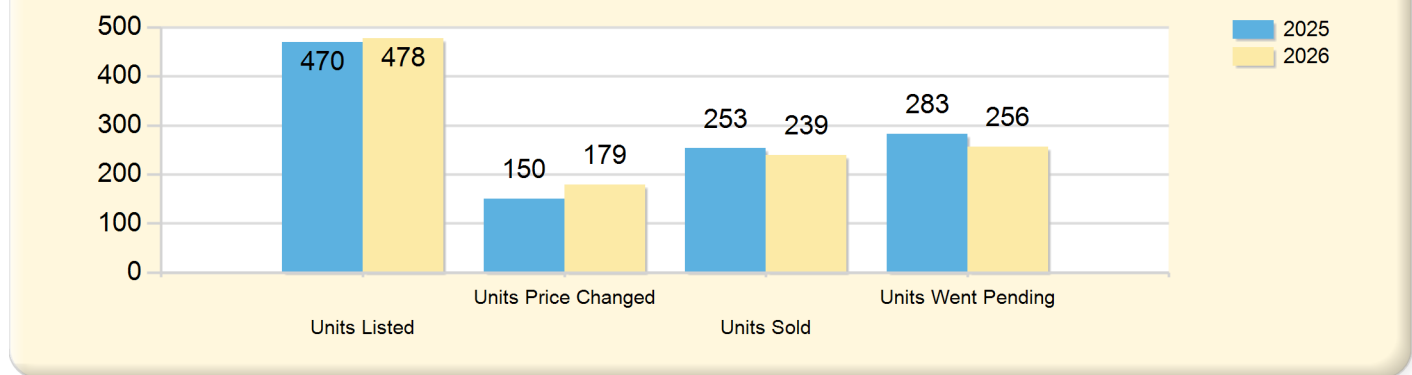
2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

## Condominium



## 12 Months Activity



# East Boston, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

## Multi Family

