East Boston, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

Prepared by James Polino on Tuesday, November 24, 2026

Single Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	5	9	4	80%	↑
Average Days on Market	21	104	83	395.24%	↑
Average List Price	$863,180.00	$1,157,219.22	$294,039.22	34.06%	↑
Average List $ / SqFt	$513.78	$623.45	$109.67	21.35%	↑
Approximate Absorption Rate	23.33%	20.37%	-2.96%	-12.69%	↓
Approximate Months Supply of Inventory	4.29	4.91	0.62	14.45%	↑

Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	26	26	0	0%	↔
Average Original List Price	$904,164.31	$984,110.46	$79,946.15	8.84%	↑
Average Original List $ / SqFt	$570.06	$585.25	$15.19	2.66%	↑

Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	19	16	-3	-15.79%	↓
Average List Price	$727,494.47	$683,056.25	-$44,438.22	-6.11%	↓
Average List $ / SqFt	$502.25	$512.79	$10.54	2.10%	↑
Average Days to Offer	26	45	19	73.08%	↑

Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	12	8	-4	-33.33%	↓
Average Original List Price	$742,900.00	$1,257,000.00	$514,100.00	69.20%	↑
Average Original List $ / SqFt	$560.20	$583.23	$23.03	4.11%	↑

Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	12	15	3	25%	↑
Average Days on Market	31	54	23	74.19%	↑
Average Days to Offer	19	48	29	152.63%	↑
Average Sale Price	$757,208.33	$683,000.00	-$74,208.33	-9.80%	↓
Average Sale $ / SqFt	$501.96	$519.28	$17.32	3.45%	↑
Average List Price	$767,874.83	$695,326.67	-$72,548.16	-9.45%	↓
Average List $ / SqFt	$509.11	$525.92	$16.81	3.30%	↑
Average Original List Price	$786,133.17	$702,780.00	-$83,353.17	-10.60%	↓
Average Original List $ / SqFt	$520.48	$530.80	$10.32	1.98%	↑
Average Sale Price as % of List Price	98.53%	98.01%	-0.52%	-0.53%	↓
Average Sale Price as % of Original List Price	96.56%	96.96%	0.40%	0.41%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔

12-Month Activity as of September 30	2025	2026	Var.	Var. %	Trend
Units Listed	30	33	3	10%	↑
Units Price Changed	13	14	1	7.69%	↑
Units Went Pending	22	20	-2	-9.09%	↓
Units Sold	14	22	8	57.14%	↑

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Condominium

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	100	116	16	16%	↑
Average Days on Market	73	60	-13	-17.81%	↓
Average List Price	$703,611.23	$728,245.97	$24,634.74	3.50%	↑
Average List $ / SqFt	$768.54	$758.45	-$10.09	-1.31%	↓
Approximate Absorption Rate	20.17%	17.82%	-2.35%	-11.65%	↓
Approximate Months Supply of Inventory	4.96	5.61	0.65	13.10%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	408	460	52	12.75%	↑
Average Original List Price	$884,937.35	$704,323.41	-$180,613.94	-20.41%	↓
Average Original List $ / SqFt	$910.28	$2,147.30	$1,237.02	135.89%	↑
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	212	213	1	0.47%	↑
Average List Price	$689,539.56	$678,233.48	-$11,306.08	-1.64%	↓
Average List $ / SqFt	$684.75	$681.90	-$2.85	-0.42%	↓
Average Days to Offer	42	40	-2	-4.76%	↓
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	122	139	17	13.93%	↑
Average Original List Price	$1,339,009.08	$734,280.22	-$604,728.86	-45.16%	↓
Average Original List $ / SqFt	$1,333.14	$5,393.73	$4,060.59	304.59%	↑
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	179	190	11	6.15%	↑
Average Days on Market	58	58	0	0%	↔
Average Days to Offer	43	45	2	4.65%	↑
Average Sale Price	$684,054.96	$678,322.14	-$5,732.82	-0.84%	↓
Average Sale $ / SqFt	$678.53	$671.93	-$6.60	-0.97%	↓
Average List Price	$693,231.76	$687,837.62	-$5,394.14	-0.78%	↓
Average List $ / SqFt	$686.43	$681.98	-$4.45	-0.65%	↓
Average Original List Price	$702,378.73	$1,104,256.61	$401,877.88	57.22%	↑
Average Original List $ / SqFt	$695.69	$1,061.09	$365.40	52.52%	↑
Average Sale Price as % of List Price	98.86%	98.60%	-0.26%	-0.26%	↓
Average Sale Price as % of Original List Price	97.69%	96.42%	-1.27%	-1.30%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	501	545	44	8.78%	↑
Units Price Changed	146	174	28	19.18%	↑
Units Went Pending	270	274	4	1.48%	↑
Units Sold	242	248	6	2.48%	↑

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Multi Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	14	20	6	42.86%	↑
Average Days on Market	75	65	-10	-13.33%	↓
Average List Price	$1,333,564.21	$1,327,629.95	-$5,934.26	-0.44%	↓
Average List $ / SqFt	$462.99	$399.47	-$63.52	-13.72%	↓
Approximate Absorption Rate	33.93%	15.42%	-18.51%	-54.55%	↓
Approximate Months Supply of Inventory	2.95	6.49	3.54	120%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	76	67	-9	-11.84%	↓
Average Original List Price	$1,555,892.09	$1,385,566.42	-$170,325.67	-10.95%	↓
Average Original List $ / SqFt	$457.39	$436.86	-$20.53	-4.49%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	38	26	-12	-31.58%	↓
Average List Price	$1,186,455.61	$1,136,514.77	-$49,940.84	-4.21%	↓
Average List $ / SqFt	$424.63	$420.15	-$4.48	-1.06%	↓
Average Days to Offer	43	29	-14	-32.56%	↓
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	23	31	8	34.78%	↑
Average Original List Price	$1,913,073.35	$1,449,493.61	-$463,579.74	-24.23%	↓
Average Original List $ / SqFt	$512.78	$456.14	-$56.64	-11.05%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	38	25	-13	-34.21%	↓
Average Days on Market	65	52	-13	-20%	↓
Average Days to Offer	46	32	-14	-30.43%	↓
Average Sale Price	$1,147,184.21	$1,031,240.00	-$115,944.21	-10.11%	↓
Average Sale $ / SqFt	$405.18	$403.08	-$2.10	-0.52%	↓
Average List Price	$1,203,800.34	$1,069,335.56	-$134,464.78	-11.17%	↓
Average List $ / SqFt	$422.96	$415.14	-$7.82	-1.85%	↓
Average Original List Price	$1,239,728.97	$1,107,499.52	-$132,229.45	-10.67%	↓
Average Original List $ / SqFt	$434.20	$430.87	-$3.33	-0.77%	↓
Average Sale Price as % of List Price	96.51%	96.80%	0.29%	0.30%	↑
Average Sale Price as % of Original List Price	94.14%	93.71%	-0.43%	-0.46%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	95	80	-15	-15.79%	↓
Units Price Changed	29	35	6	20.69%	↑
Units Went Pending	58	40	-18	-31.03%	↓
Units Sold	57	37	-20	-35.09%	↓

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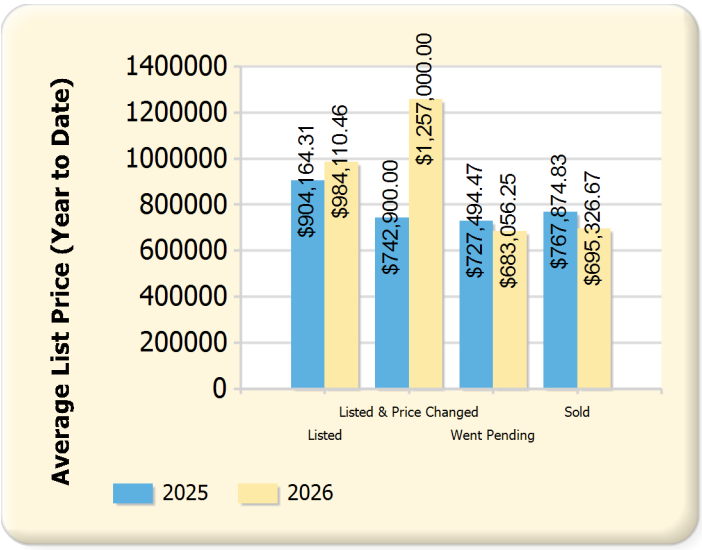

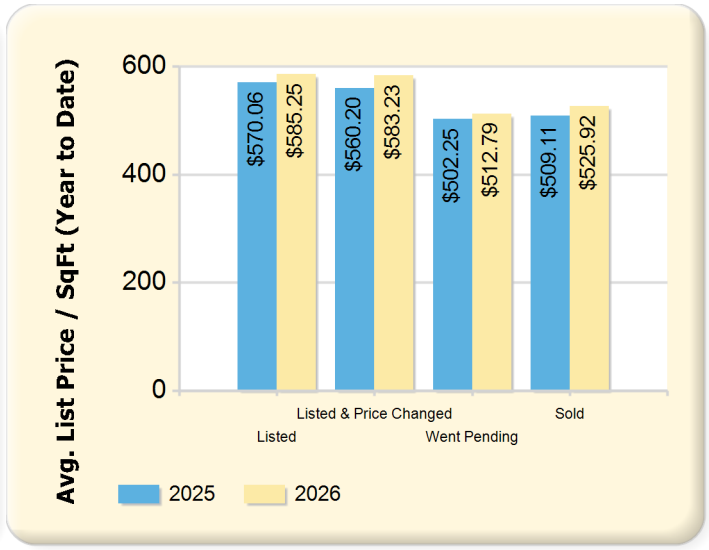

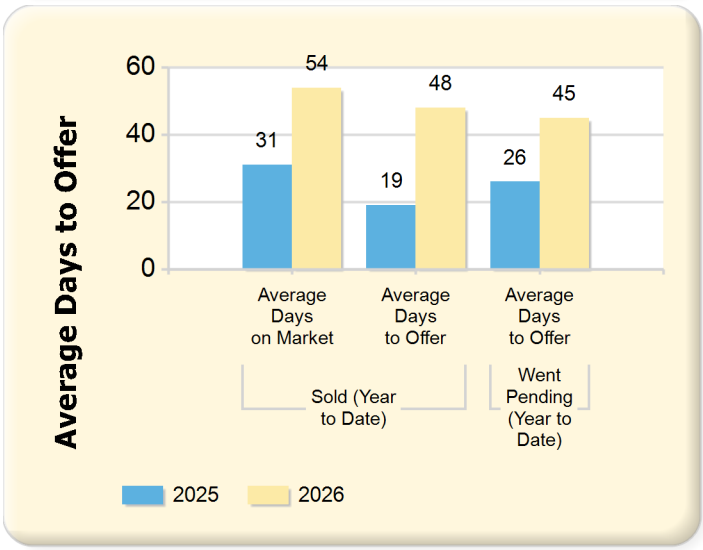

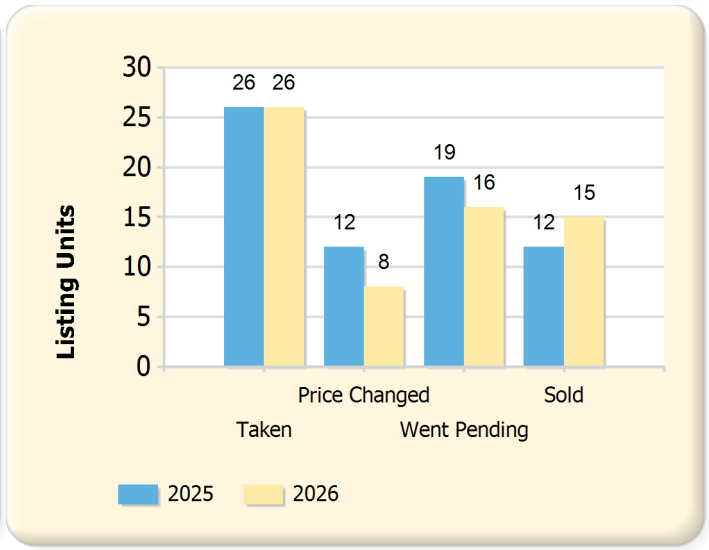

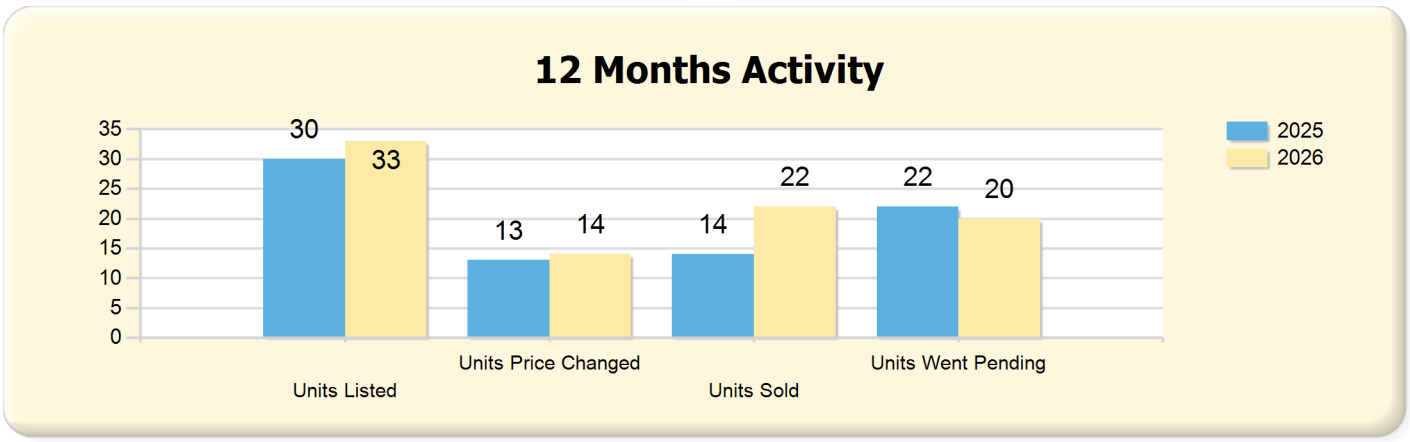

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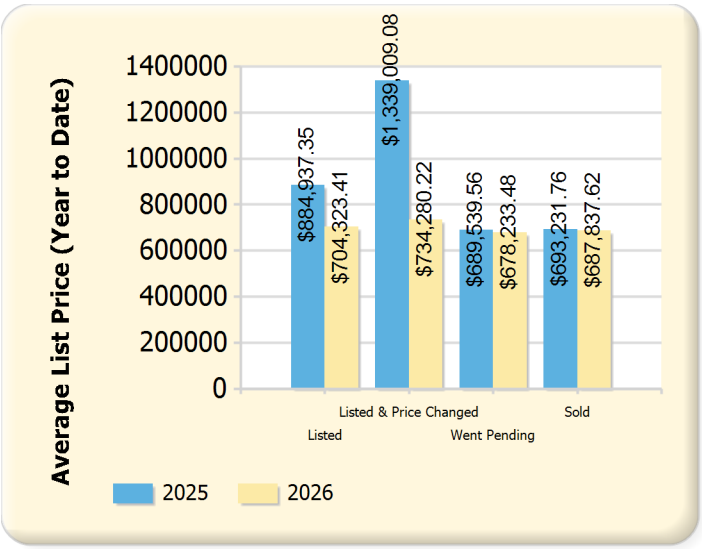

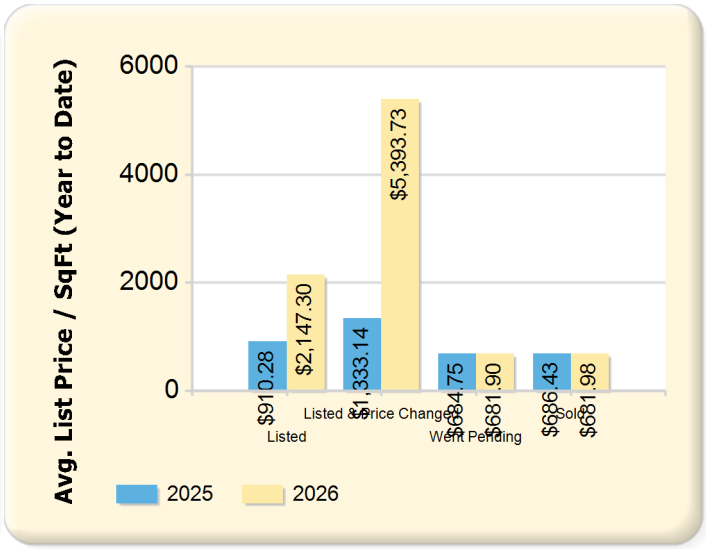

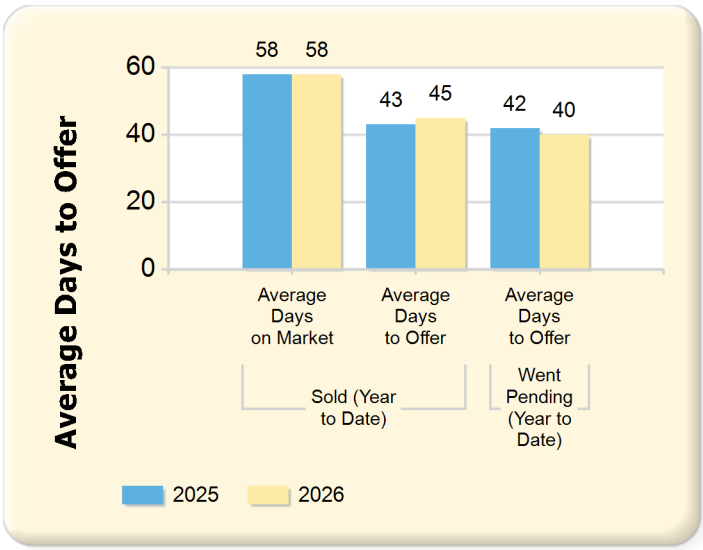

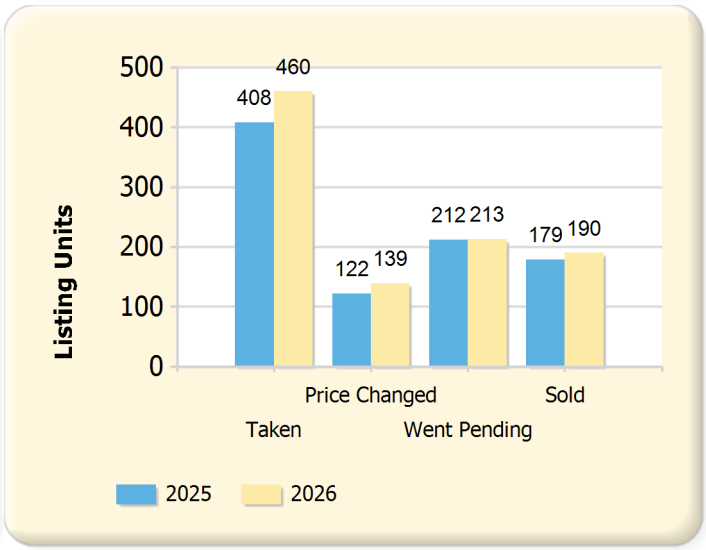

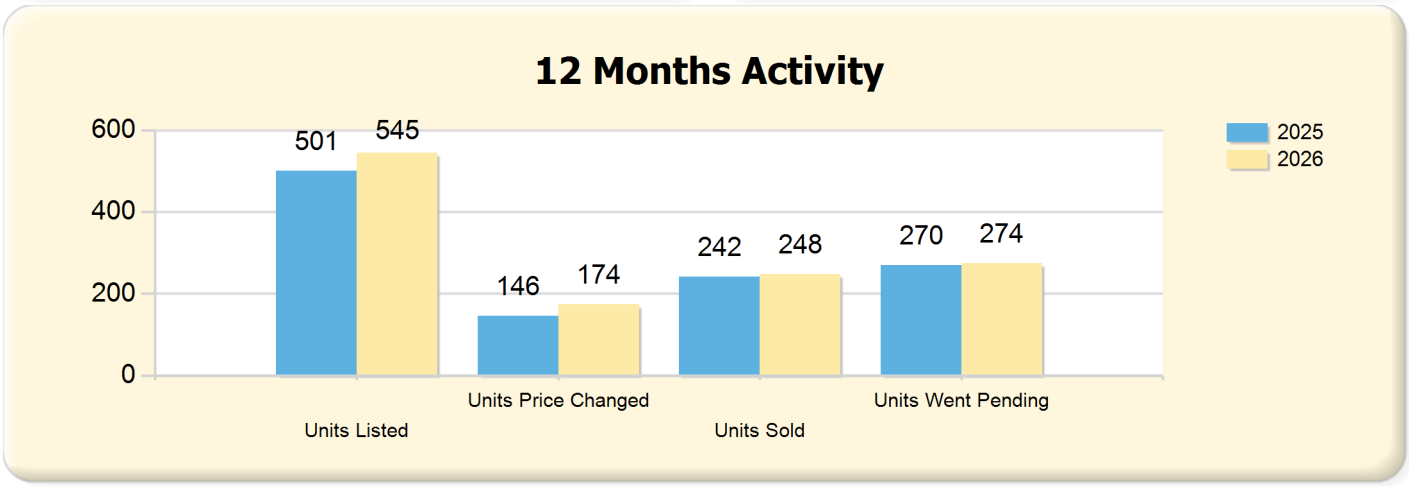

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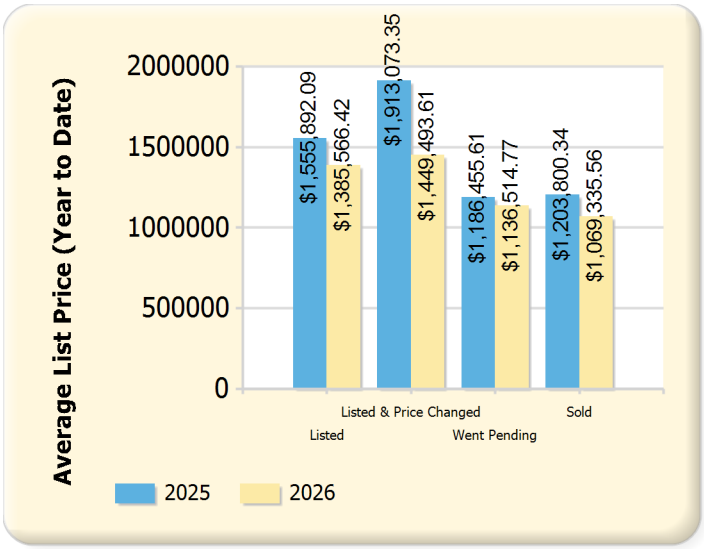



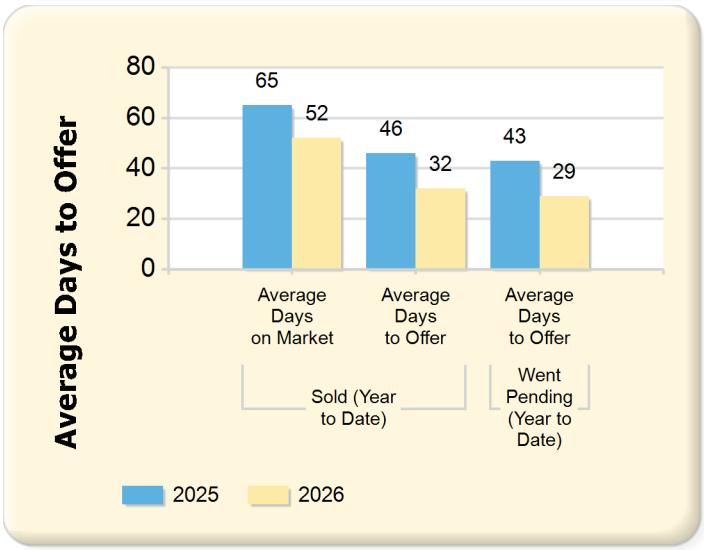

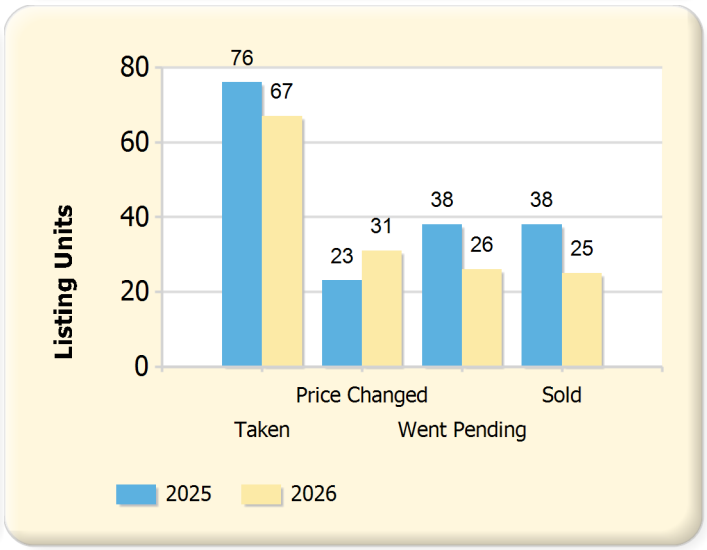

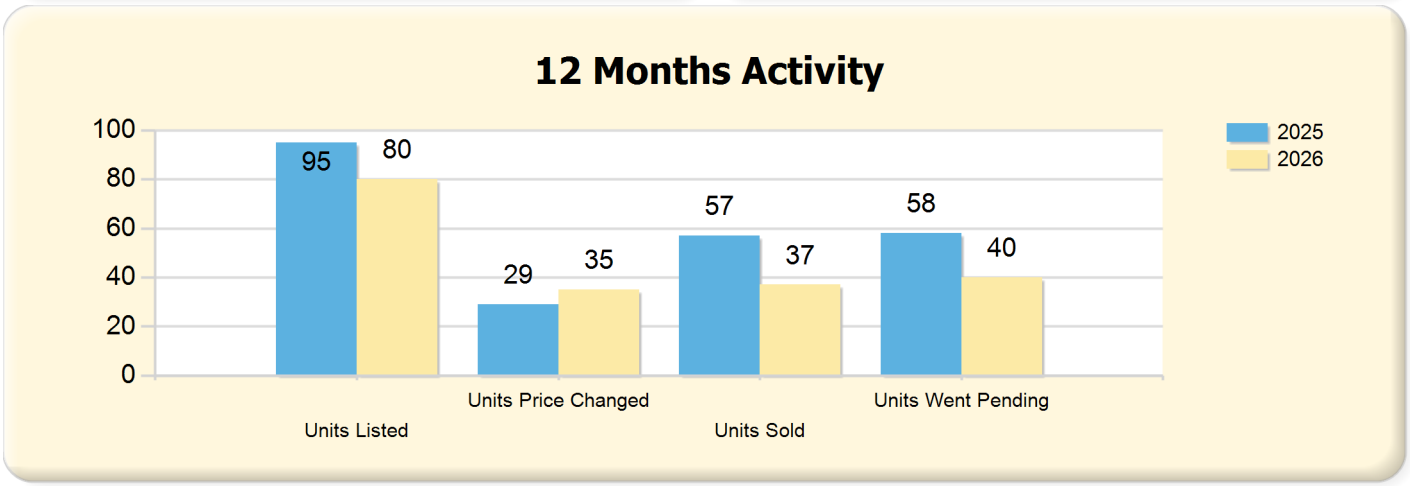

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