

East Boston, MA Area Market Review

2025 vs. 2024 As of June 30, 2025

Prepared by James Polino on Saturday, September 20, 2025

Single Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	1	1	0	0%	↔
Average Days on Market	124	94	-30	-24.19%	↓
Average List Price	\$699,900.00	\$3,995,000.00	\$3,295,100.00	470.80%	↑
Average List \$ / SqFt	\$408.58	\$1,451.67	\$1,043.09	255.30%	↑
Approximate Absorption Rate	41.67%	50.00%	8.33%	19.99%	↑
Approximate Months Supply of Inventory	2.40	2.00	-0.40	-16.67%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	4	7	3	75%	↑
Average Original List Price	\$755,725.00	\$1,137,982.00	\$382,257.00	50.58%	↑
Average Original List \$ / SqFt	\$540.24	\$645.03	\$104.79	19.40%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	4	5	1	25%	↑
Average List Price	\$755,725.00	\$649,180.00	-\$106,545.00	-14.10%	↓
Average List \$ / SqFt	\$529.68	\$471.97	-\$57.71	-10.90%	↓
Average Days to Offer	52	17	-35	-67.31%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	1	1	0	0%	↔
Average Original List Price	\$749,900.00	\$799,000.00	\$49,100.00	6.55%	↑
Average Original List \$ / SqFt	\$437.77	\$575.65	\$137.88	31.50%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	3	3	0	0%	↔
Average Days on Market	62	25	-37	-59.68%	↓
Average Days to Offer	62	16	-46	-74.19%	↓
Average Sale Price	\$782,833.33	\$635,000.00	-\$147,833.33	-18.88%	↓
Average Sale \$ / SqFt	\$457.38	\$475.78	\$18.40	4.02%	↑
Average List Price	\$824,633.33	\$615,966.67	-\$208,666.66	-25.30%	↓
Average List \$ / SqFt	\$480.93	\$463.13	-\$17.80	-3.70%	↓
Average Original List Price	\$847,966.67	\$615,966.67	-\$232,000.00	-27.36%	↓
Average Original List \$ / SqFt	\$493.24	\$463.13	-\$30.11	-6.10%	↓
Average Sale Price as % of List Price	94.76%	101.70%	6.94%	7.32%	↑
Average Sale Price as % of Original List Price	92.16%	101.70%	9.54%	10.35%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	8	12	4	50%	↑
Units Price Changed	2	3	1	50%	↑
Units Went Pending	7	7	0	0%	↔
Units Sold	5	6	1	20%	↑

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Condominium

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	49	62	13	26.53%	↑
Average Days on Market	56	70	14	25%	↑
Average List Price	\$716,333.53	\$693,906.85	-\$22,426.68	-3.13%	↓
Average List \$ / SqFt	\$781.48	\$775.74	-\$5.74	-0.73%	↓
Approximate Absorption Rate	24.66%	16.40%	-8.26%	-33.50%	↓
Approximate Months Supply of Inventory	4.06	6.10	2.04	50.25%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	144	144	0	0%	↔
Average Original List Price	\$693,973.15	\$674,825.83	-\$19,147.32	-2.76%	↓
Average Original List \$ / SqFt	\$729.98	\$728.03	-\$1.95	-0.27%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	86	73	-13	-15.12%	↓
Average List Price	\$672,265.00	\$663,194.45	-\$9,070.55	-1.35%	↓
Average List \$ / SqFt	\$695.67	\$665.12	-\$30.55	-4.39%	↓
Average Days to Offer	29	40	11	37.93%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	42	34	-8	-19.05%	↓
Average Original List Price	\$704,199.98	\$710,836.06	\$6,636.08	0.94%	↑
Average Original List \$ / SqFt	\$744.11	\$772.11	\$28.00	3.76%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	90	61	-29	-32.22%	↓
Average Days on Market	69	60	-9	-13.04%	↓
Average Days to Offer	51	40	-11	-21.57%	↓
Average Sale Price	\$674,244.20	\$653,707.34	-\$20,536.86	-3.05%	↓
Average Sale \$ / SqFt	\$708.41	\$663.44	-\$44.97	-6.35%	↓
Average List Price	\$674,326.73	\$657,173.66	-\$17,153.07	-2.54%	↓
Average List \$ / SqFt	\$708.34	\$665.69	-\$42.65	-6.02%	↓
Average Original List Price	\$672,404.51	\$663,688.41	-\$8,716.10	-1.30%	↓
Average Original List \$ / SqFt	\$705.75	\$672.38	-\$33.37	-4.73%	↓
Average Sale Price as % of List Price	100.09%	99.62%	-0.47%	-0.47%	↓
Average Sale Price as % of Original List Price	100.48%	98.71%	-1.77%	-1.76%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	225	244	19	8.44%	↑
Units Price Changed	66	70	4	6.06%	↑
Units Went Pending	145	121	-24	-16.55%	↓
Units Sold	145	122	-23	-15.86%	↓

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Multi Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	4	9	5	125%	↑
Average Days on Market	66	61	-5	-7.58%	↓
Average List Price	\$1,198,250.00	\$2,107,222.22	\$908,972.22	75.86%	↑
Average List \$ / SqFt	\$410.54	\$490.39	\$79.85	19.45%	↑
Approximate Absorption Rate	62.50%	25.00%	-37.50%	-60%	↓
Approximate Months Supply of Inventory	1.60	4.00	2.40	150%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	24	29	5	20.83%	↑
Average Original List Price	\$1,448,154.17	\$1,359,662.38	-\$88,491.79	-6.11%	↓
Average Original List \$ / SqFt	\$457.22	\$438.13	-\$19.09	-4.18%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	16	17	1	6.25%	↑
Average List Price	\$1,220,806.25	\$1,022,971.82	-\$197,834.43	-16.21%	↓
Average List \$ / SqFt	\$405.49	\$397.69	-\$7.80	-1.92%	↓
Average Days to Offer	44	51	7	15.91%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	5	12	7	140%	↑
Average Original List Price	\$1,975,980.00	\$1,683,640.67	-\$292,339.33	-14.79%	↓
Average Original List \$ / SqFt	\$491.33	\$506.82	\$15.49	3.15%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	13	14	1	7.69%	↑
Average Days on Market	36	50	14	38.89%	↑
Average Days to Offer	29	44	15	51.72%	↑
Average Sale Price	\$1,096,898.46	\$989,857.14	-\$107,041.32	-9.76%	↓
Average Sale \$ / SqFt	\$375.07	\$397.39	\$22.32	5.95%	↑
Average List Price	\$1,114,761.54	\$1,024,057.14	-\$90,704.40	-8.14%	↓
Average List \$ / SqFt	\$379.52	\$412.92	\$33.40	8.80%	↑
Average Original List Price	\$1,130,453.85	\$1,030,478.57	-\$99,975.28	-8.84%	↓
Average Original List \$ / SqFt	\$384.50	\$415.85	\$31.35	8.15%	↑
Average Sale Price as % of List Price	98.76%	96.69%	-2.07%	-2.10%	↓
Average Sale Price as % of Original List Price	97.63%	96.17%	-1.46%	-1.50%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	59	52	-7	-11.86%	↓
Units Price Changed	16	20	4	25%	↑
Units Went Pending	31	31	0	0%	↔
Units Sold	30	27	-3	-10%	↓

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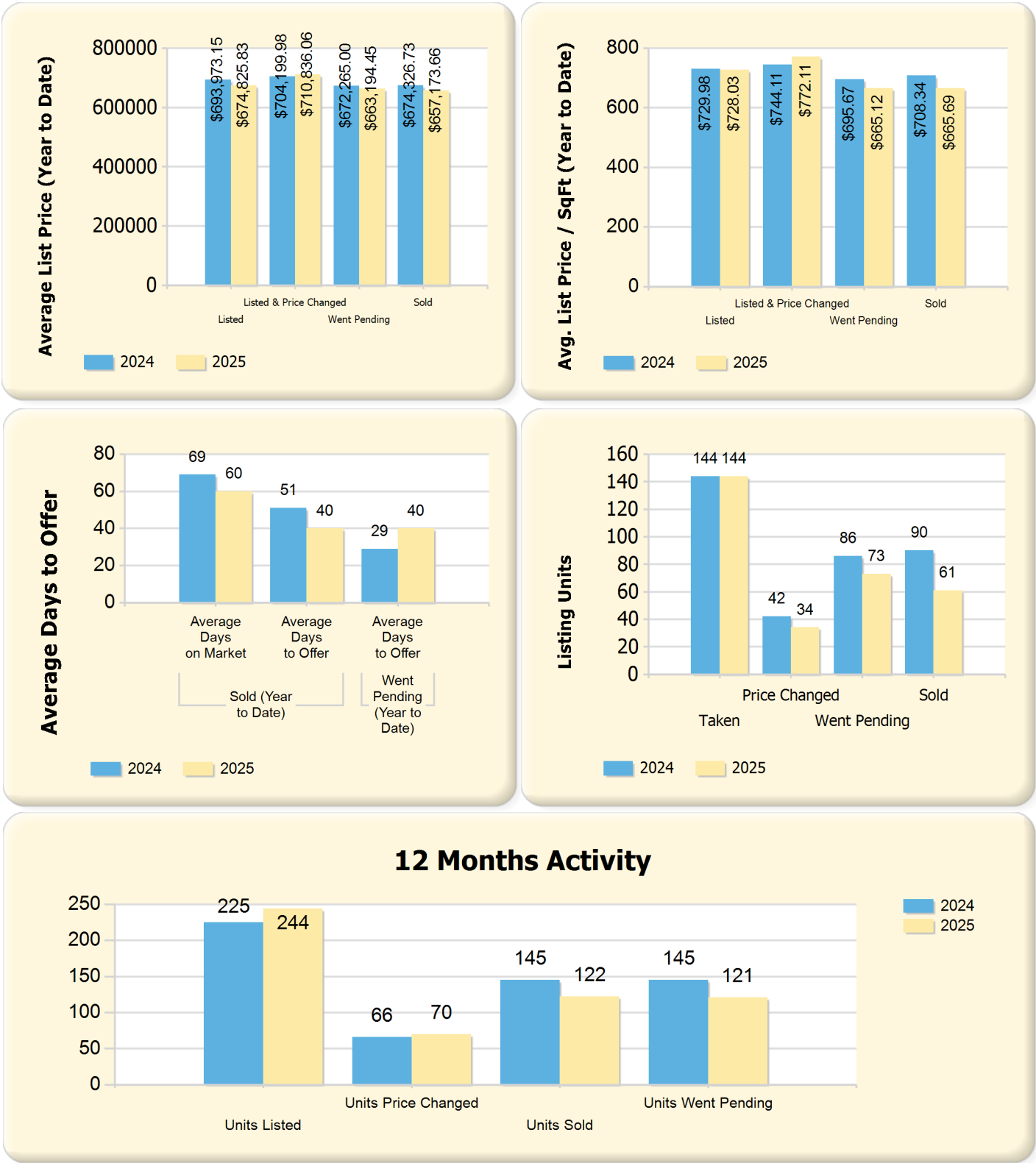


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