

East Boston, MA Area Market Review

2018 vs. 2017 As of June 11, 2018

Prepared by James Polino on Monday, June 11, 2018

Single Family

Listing Inventory on June 11	2017	2018	Var.	Var. %	Trend
Listing Units	1	1	0	0%	↔
Average Days on Market	26	67	41	157.69%	↑
Average List Price	\$574,900.00	\$200,000.00	-\$374,900.00	-65.21%	↓
Average List \$ / SqFt	\$372.34	\$142.86	-\$229.48	-61.63%	↓
Approximate Absorption Rate	208.33%	208.33%	0%	0%	↔
Approximate Months Supply of Inventory	0.48	0.48	0.00	0%	↔
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	14	10	-4	-28.57%	↓
Average Original List Price	\$444,307.14	\$514,860.00	\$70,552.86	15.88%	↑
Average Original List \$ / SqFt	\$310.33	\$370.11	\$59.78	19.26%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	16	8	-8	-50%	↓
Average List Price	\$435,770.19	\$531,200.00	\$95,429.81	21.90%	↑
Average List \$ / SqFt	\$314.53	\$363.69	\$49.16	15.63%	↑
Average Days to Offer	47	18	-29	-61.70%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	2	2	0	0%	↔
Average Original List Price	\$375,000.00	\$374,950.00	-\$50.00	-0.01%	↓
Average Original List \$ / SqFt	\$301.34	\$312.66	\$11.32	3.76%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	12	9	-3	-25%	↓
Average Days on Market	32	93	61	190.63%	↑
Average Days to Offer	27	65	38	140.74%	↑
Average Sale Price	\$443,500.00	\$540,500.00	\$97,000.00	21.87%	↑
Average Sale \$ / SqFt	\$296.05	\$390.80	\$94.75	32%	↑
Average List Price	\$450,708.33	\$532,088.89	\$81,380.56	18.06%	↑
Average List \$ / SqFt	\$299.30	\$380.98	\$81.68	27.29%	↑
Average Original List Price	\$458,791.67	\$546,977.78	\$88,186.11	19.22%	↑
Average Original List \$ / SqFt	\$305.42	\$393.32	\$87.90	28.78%	↑
Average Sale Price as % of List Price	98.68%	103.28%	4.60%	4.66%	↑
Average Sale Price as % of Original List Price	96.68%	100.97%	4.29%	4.44%	↑
Average Sale Price as % of Assessed Price	152.27%	187.39%	35.12%	23.06%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 11	2017	2018	Var.	Var. %	Trend
Units Listed	31	36	5	16.13%	↑
Units Price Changed	7	11	4	57.14%	↑
Units Went Pending	27	25	-2	-7.41%	↓
Units Sold	25	25	0	0%	↔

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Condominium

Listing Inventory on June 11	2017	2018	Var.	Var. %	Trend
Listing Units	24	29	5	20.83%	↑
Average Days on Market	42	28	-14	-33.33%	↓
Average List Price	\$536,129.17	\$582,751.72	\$46,622.55	8.70%	↑
Average List \$ / SqFt	\$513.31	\$526.42	\$13.11	2.55%	↑
Approximate Absorption Rate	49.31%	41.09%	-8.22%	-16.67%	↓
Approximate Months Supply of Inventory	2.03	2.43	0.40	19.70%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	101	81	-20	-19.80%	↓
Average Original List Price	\$471,877.35	\$537,965.46	\$66,088.11	14.01%	↑
Average Original List \$ / SqFt	\$486.99	\$521.60	\$34.61	7.11%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	96	63	-33	-34.38%	↓
Average List Price	\$451,911.45	\$511,336.16	\$59,424.71	13.15%	↑
Average List \$ / SqFt	\$472.62	\$520.55	\$47.93	10.14%	↑
Average Days to Offer	33	39	6	18.18%	↑
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	18	13	-5	-27.78%	↓
Average Original List Price	\$474,389.56	\$547,891.85	\$73,502.29	15.49%	↑
Average Original List \$ / SqFt	\$483.32	\$559.22	\$75.90	15.70%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	80	55	-25	-31.25%	↓
Average Days on Market	49	65	16	32.65%	↑
Average Days to Offer	38	51	13	34.21%	↑
Average Sale Price	\$457,575.91	\$481,084.42	\$23,508.51	5.14%	↑
Average Sale \$ / SqFt	\$476.86	\$490.15	\$13.29	2.79%	↑
Average List Price	\$460,633.41	\$476,011.09	\$15,377.68	3.34%	↑
Average List \$ / SqFt	\$479.50	\$486.36	\$6.86	1.43%	↑
Average Original List Price	\$464,589.84	\$487,411.36	\$22,821.52	4.91%	↑
Average Original List \$ / SqFt	\$483.08	\$498.84	\$15.76	3.26%	↑
Average Sale Price as % of List Price	99.49%	101.37%	1.88%	1.89%	↑
Average Sale Price as % of Original List Price	98.53%	99.17%	0.64%	0.65%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 11	2017	2018	Var.	Var. %	Trend
Units Listed	212	174	-38	-17.92%	↓
Units Price Changed	51	46	-5	-9.80%	↓
Units Went Pending	165	148	-17	-10.30%	↓
Units Sold	142	143	1	0.70%	↑

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Multi Family

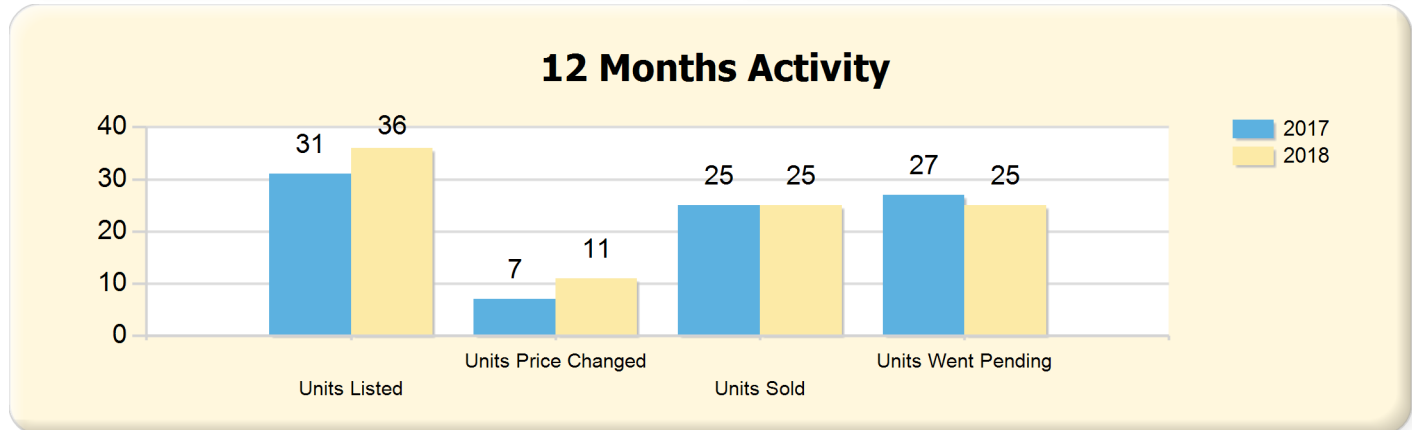
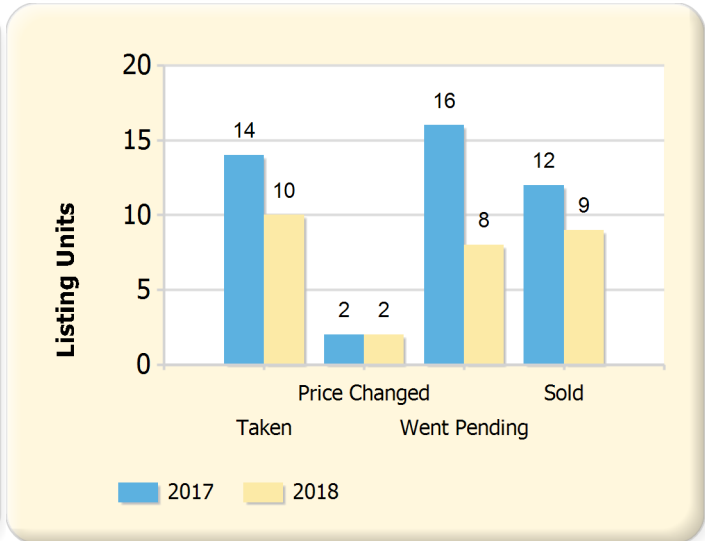
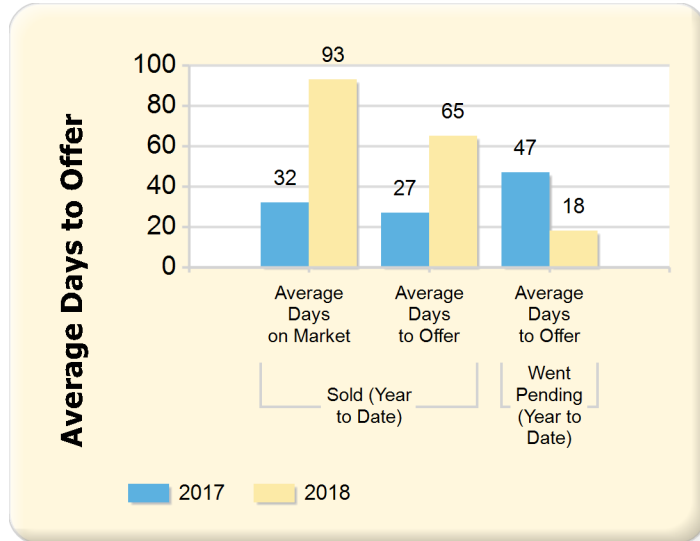
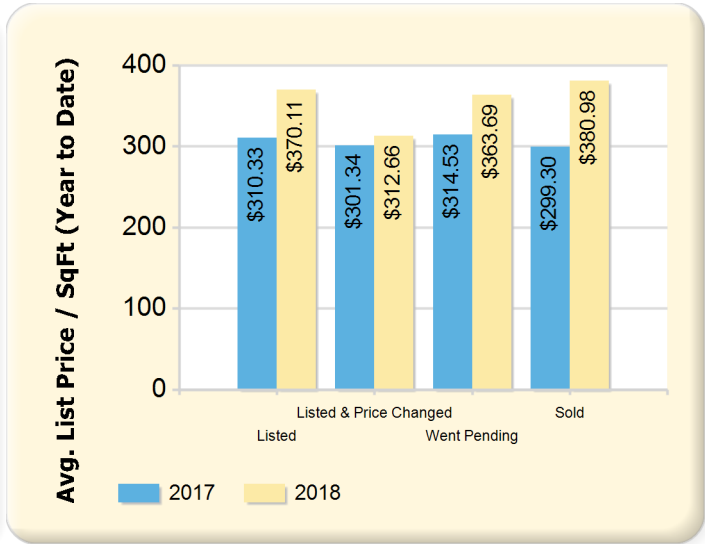
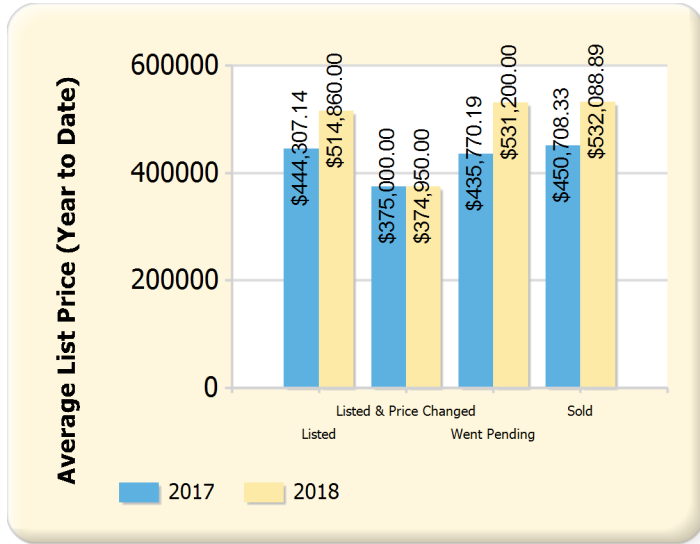
Listing Inventory on June 11	2017	2018	Var.	Var. %	Trend
Listing Units	7	12	5	71.43%	↑
Average Days on Market	22	26	4	18.18%	↑
Average List Price	\$1,493,385.71	\$1,281,058.33	-\$212,327.38	-14.22%	↓
Average List \$ / SqFt	\$264.17	\$365.29	\$101.12	38.28%	↑
Approximate Absorption Rate	79.76%	38.89%	-40.87%	-51.24%	↓
Approximate Months Supply of Inventory	1.25	2.57	1.32	105.60%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	43	46	3	6.98%	↑
Average Original List Price	\$899,872.00	\$990,799.41	\$90,927.41	10.10%	↑
Average Original List \$ / SqFt	\$283.34	\$328.97	\$45.63	16.10%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	33	35	2	6.06%	↑
Average List Price	\$856,154.45	\$828,516.46	-\$27,637.99	-3.23%	↓
Average List \$ / SqFt	\$275.05	\$301.98	\$26.93	9.79%	↑
Average Days to Offer	20	20	0	0%	↔
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	6	7	1	16.67%	↑
Average Original List Price	\$761,999.83	\$1,249,567.86	\$487,568.03	63.99%	↑
Average Original List \$ / SqFt	\$295.65	\$360.24	\$64.59	21.85%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	32	25	-7	-21.88%	↓
Average Days on Market	32	27	-5	-15.63%	↓
Average Days to Offer	21	16	-5	-23.81%	↓
Average Sale Price	\$786,856.25	\$775,872.00	-\$10,984.25	-1.40%	↓
Average Sale \$ / SqFt	\$270.73	\$276.89	\$6.16	2.28%	↑
Average List Price	\$786,206.19	\$784,860.52	-\$1,345.67	-0.17%	↓
Average List \$ / SqFt	\$269.87	\$277.31	\$7.44	2.76%	↑
Average Original List Price	\$798,365.56	\$800,260.52	\$1,894.96	0.24%	↑
Average Original List \$ / SqFt	\$274.15	\$282.52	\$8.37	3.05%	↑
Average Sale Price as % of List Price	100.81%	100.34%	-0.47%	-0.47%	↓
Average Sale Price as % of Original List Price	99.67%	99.04%	-0.63%	-0.63%	↓
Average Sale Price as % of Assessed Price	N/A	173.53%	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 11	2017	2018	Var.	Var. %	Trend
Units Listed	96	84	-12	-12.50%	↓
Units Price Changed	25	19	-6	-24%	↓
Units Went Pending	74	67	-7	-9.46%	↓
Units Sold	67	56	-11	-16.42%	↓

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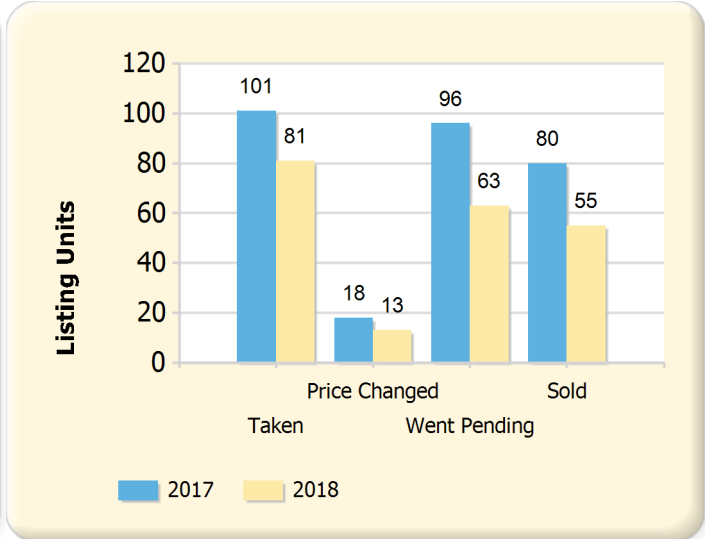
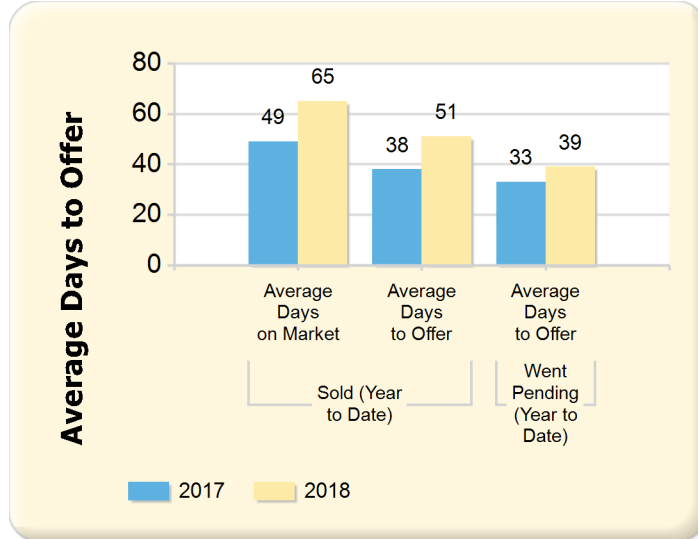
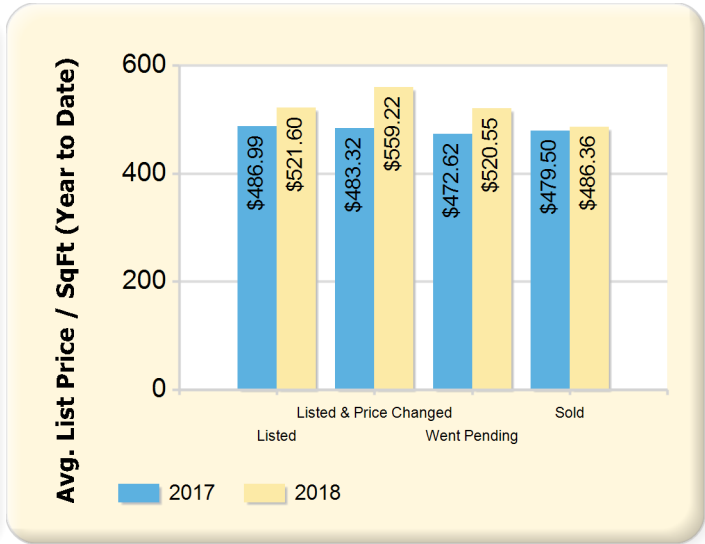
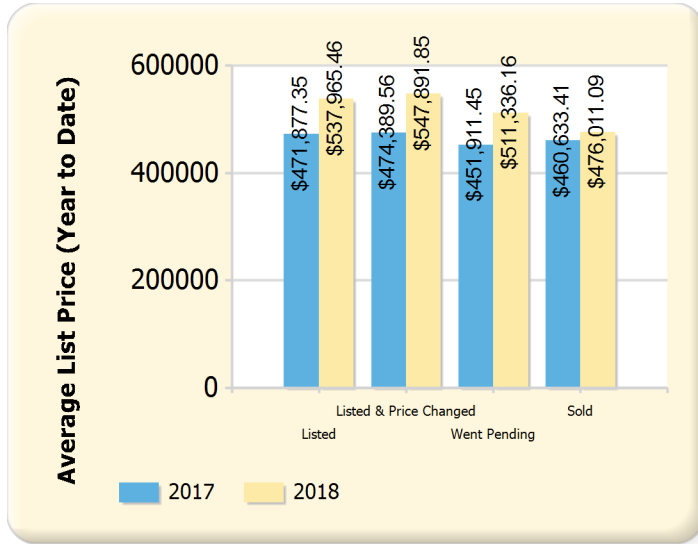


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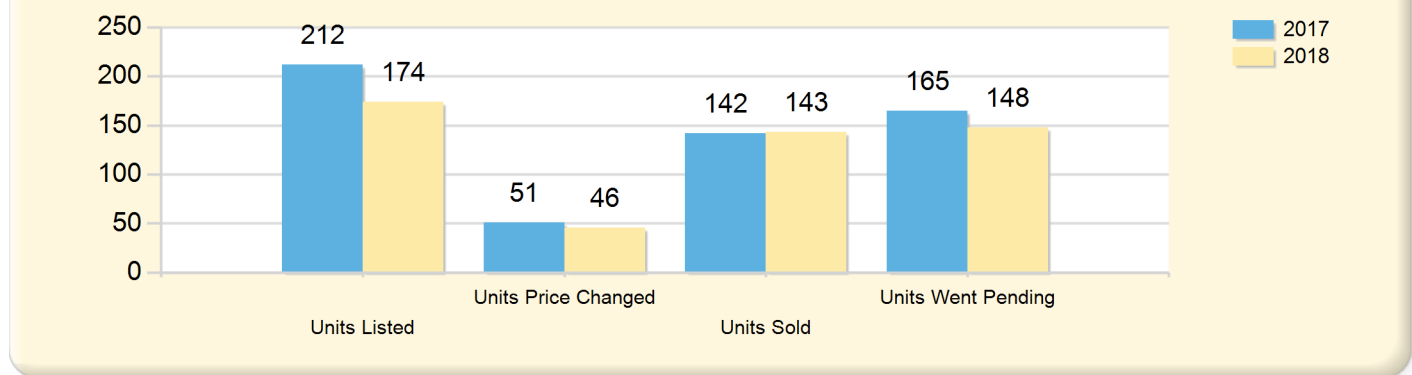
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Condominium



12 Months Activity



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Multi Family

