

East Boston, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Single Family

Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	3	2	-1	-33.33%	↓
Average Days on Market	30	77	47	156.67%	↑
Average List Price	\$522,666.67	\$662,500.00	\$139,833.33	26.75%	↑
Average List \$ / SqFt	\$452.69	\$527.45	\$74.76	16.51%	↑
Approximate Absorption Rate	77.78%	79.17%	1.39%	1.79%	↑
Approximate Months Supply of Inventory	1.29	1.26	-0.03	-2.33%	↓
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	6	6	0	0%	↔
Average Original List Price	\$530,783.33	\$628,150.00	\$97,366.67	18.34%	↑
Average Original List \$ / SqFt	\$435.00	\$429.58	-\$5.42	-1.25%	↓
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	3	5	2	66.67%	↑
Average List Price	\$538,600.00	\$633,780.00	\$95,180.00	17.67%	↑
Average List \$ / SqFt	\$417.04	\$366.07	-\$50.97	-12.22%	↓
Average Days to Offer	29	17	-12	-41.38%	↓
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	1	2	1	100%	↑
Average Original List Price	\$499,900.00	\$737,500.00	\$237,600.00	47.53%	↑
Average Original List \$ / SqFt	\$446.74	\$588.13	\$141.39	31.65%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	6	5	-1	-16.67%	↓
Average Days on Market	126	27	-99	-78.57%	↓
Average Days to Offer	86	19	-67	-77.91%	↓
Average Sale Price	\$548,666.67	\$603,800.00	\$55,133.33	10.05%	↑
Average Sale \$ / SqFt	\$416.70	\$385.25	-\$31.45	-7.55%	↓
Average List Price	\$552,483.33	\$623,580.00	\$71,096.67	12.87%	↑
Average List \$ / SqFt	\$408.17	\$393.80	-\$14.37	-3.52%	↓
Average Original List Price	\$566,483.33	\$648,560.00	\$82,076.67	14.49%	↑
Average Original List \$ / SqFt	\$419.23	\$406.05	-\$13.18	-3.14%	↓
Average Sale Price as % of List Price	102.07%	97.78%	-4.29%	-4.20%	↓
Average Sale Price as % of Original List Price	100.26%	95.48%	-4.78%	-4.77%	↓
Average Sale Price as % of Assessed Price	200.15%	155.39%	-44.76%	-22.36%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	1	1	0%	↑
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	39	27	-12	-30.77%	↓
Units Price Changed	10	7	-3	-30%	↓
Units Went Pending	30	20	-10	-33.33%	↓
Units Sold	28	19	-9	-32.14%	↓

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Condominium

Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	7	33	26	371.43%	↑
Average Days on Market	73	43	-30	-41.10%	↓
Average List Price	\$529,095.29	\$604,648.48	\$75,553.19	14.28%	↑
Average List \$ / SqFt	\$560.38	\$696.52	\$136.14	24.29%	↑
Approximate Absorption Rate	180.95%	36.87%	-144.08%	-79.62%	↓
Approximate Months Supply of Inventory	0.55	2.71	2.16	392.73%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	26	85	59	226.92%	↑
Average Original List Price	\$505,615.15	\$603,443.92	\$97,828.77	19.35%	↑
Average Original List \$ / SqFt	\$461.14	\$667.98	\$206.84	44.85%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	28	68	40	142.86%	↑
Average List Price	\$504,900.00	\$583,309.31	\$78,409.31	15.53%	↑
Average List \$ / SqFt	\$469.55	\$630.59	\$161.04	34.30%	↑
Average Days to Offer	63	30	-33	-52.38%	↓
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	2	9	7	350%	↑
Average Original List Price	\$539,998.50	\$565,066.67	\$25,068.17	4.64%	↑
Average Original List \$ / SqFt	\$610.86	\$619.56	\$8.70	1.42%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	26	39	13	50%	↑
Average Days on Market	68	51	-17	-25%	↓
Average Days to Offer	58	31	-27	-46.55%	↓
Average Sale Price	\$445,401.65	\$531,407.56	\$86,005.91	19.31%	↑
Average Sale \$ / SqFt	\$465.23	\$560.10	\$94.87	20.39%	↑
Average List Price	\$446,670.88	\$537,738.74	\$91,067.86	20.39%	↑
Average List \$ / SqFt	\$467.47	\$567.10	\$99.63	21.31%	↑
Average Original List Price	\$462,363.19	\$543,041.31	\$80,678.12	17.45%	↑
Average Original List \$ / SqFt	\$482.23	\$572.50	\$90.27	18.72%	↑
Average Sale Price as % of List Price	99.80%	98.84%	-0.96%	-0.96%	↓
Average Sale Price as % of Original List Price	96.82%	97.83%	1.01%	1.04%	↑
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	0	0	0	0%	↔
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	166	274	108	65.06%	↑
Units Price Changed	48	65	17	35.42%	↑
Units Went Pending	150	192	42	28%	↑
Units Sold	152	146	-6	-3.95%	↓

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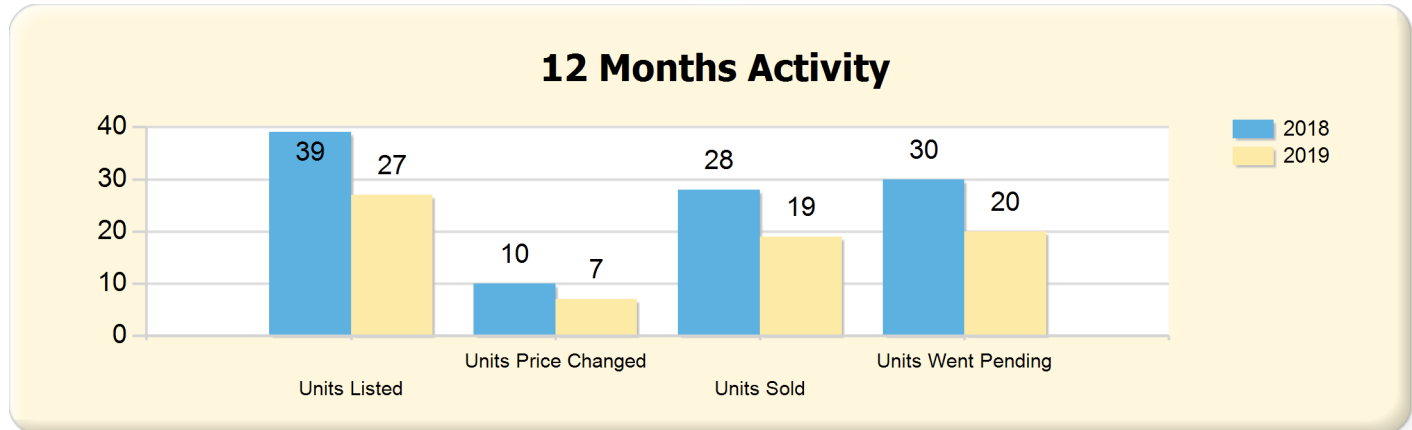
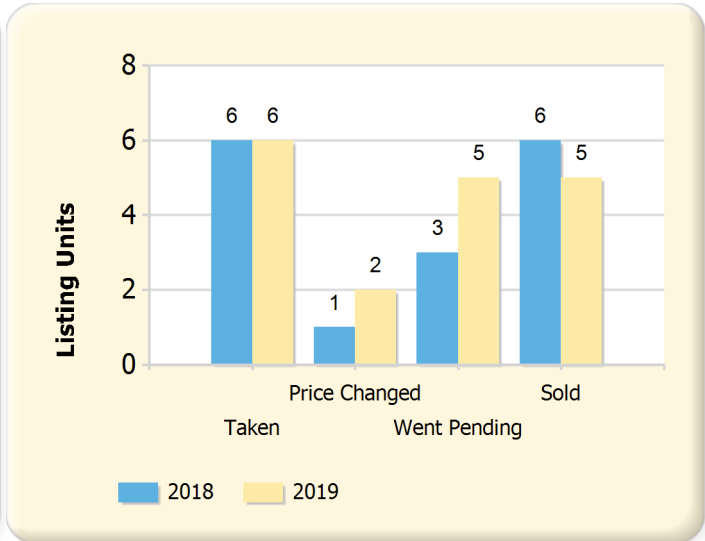
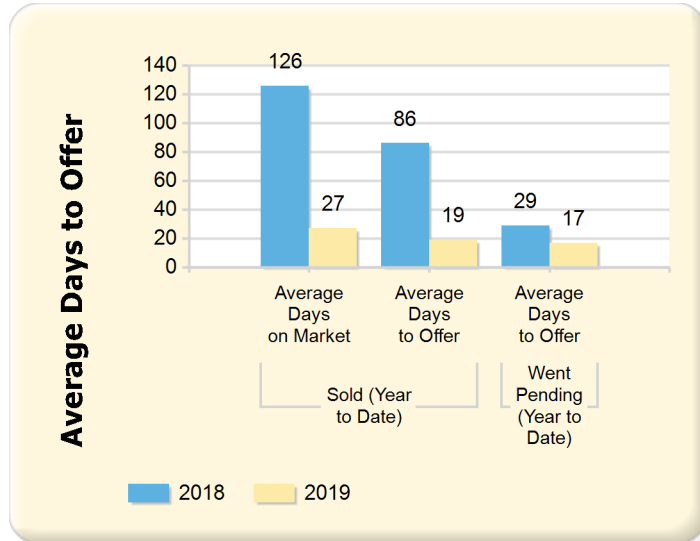
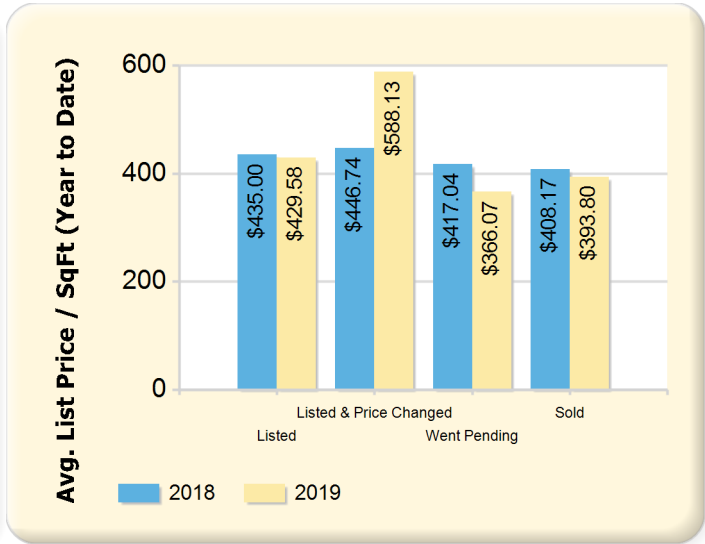
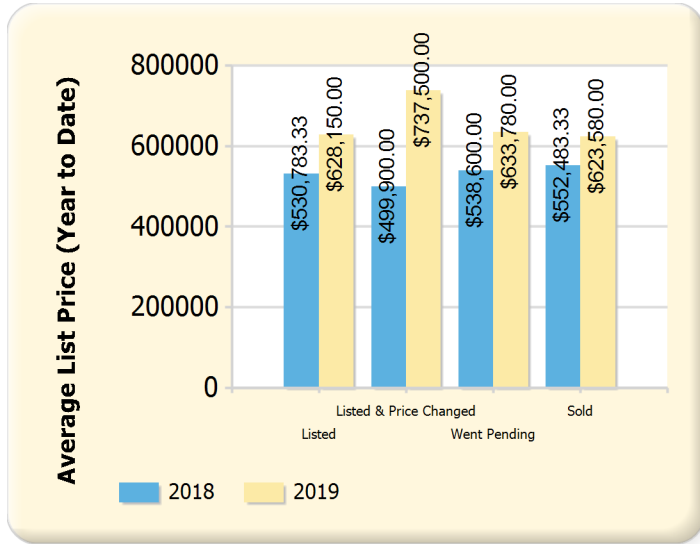
Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	2	9	7	350%	↑
Average Days on Market	26	51	25	96.15%	↑
Average List Price	\$2,325,000.00	\$1,166,100.00	-\$1,158,900.00	-49.85%	↓
Average List \$ / SqFt	\$534.66	\$341.58	-\$193.08	-36.11%	↓
Approximate Absorption Rate	237.50%	59.26%	-178.24%	-75.05%	↓
Approximate Months Supply of Inventory	0.42	1.69	1.27	302.38%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	17	18	1	5.88%	↑
Average Original List Price	\$981,486.71	\$1,251,988.89	\$270,502.18	27.56%	↑
Average Original List \$ / SqFt	\$312.97	\$355.54	\$42.57	13.60%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	18	8	-10	-55.56%	↓
Average List Price	\$765,293.17	\$1,199,799.88	\$434,506.71	56.78%	↑
Average List \$ / SqFt	\$301.32	\$302.23	\$0.91	0.30%	↑
Average Days to Offer	25	48	23	92%	↑
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	2	6	4	200%	↑
Average Original List Price	\$1,024,487.50	\$989,816.67	-\$34,670.83	-3.38%	↓
Average Original List \$ / SqFt	\$464.10	\$332.87	-\$131.23	-28.28%	↓
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	13	12	-1	-7.69%	↓
Average Days on Market	27	52	25	92.59%	↑
Average Days to Offer	17	37	20	117.65%	↑
Average Sale Price	\$707,761.54	\$860,216.67	\$152,455.13	21.54%	↑
Average Sale \$ / SqFt	\$279.11	\$293.86	\$14.75	5.28%	↑
Average List Price	\$725,685.77	\$887,991.42	\$162,305.65	22.37%	↑
Average List \$ / SqFt	\$280.52	\$303.96	\$23.44	8.36%	↑
Average Original List Price	\$751,455.08	\$925,083.17	\$173,628.09	23.11%	↑
Average Original List \$ / SqFt	\$289.04	\$316.45	\$27.41	9.48%	↑
Average Sale Price as % of List Price	100.43%	97%	-3.43%	-3.42%	↓
Average Sale Price as % of Original List Price	98.37%	93.62%	-4.75%	-4.83%	↓
Average Sale Price as % of Assessed Price	173.42%	170.36%	-3.06%	-1.76%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	80	100	20	25%	↑
Units Price Changed	18	32	14	77.78%	↑
Units Went Pending	66	65	-1	-1.52%	↓
Units Sold	57	64	7	12.28%	↑

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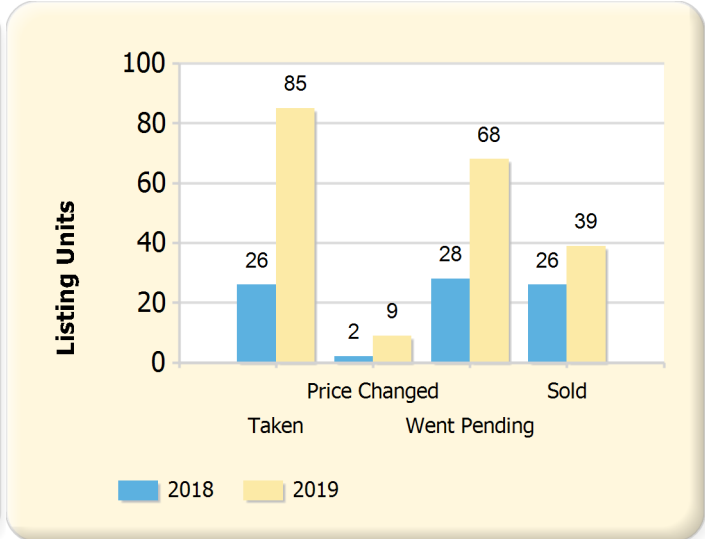
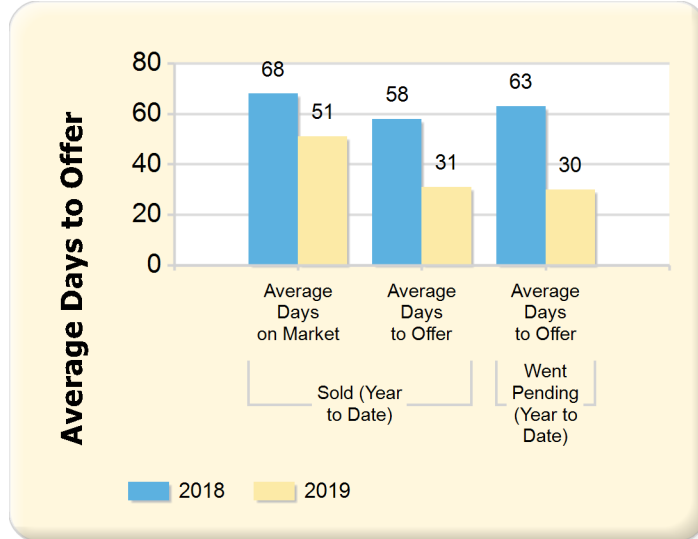
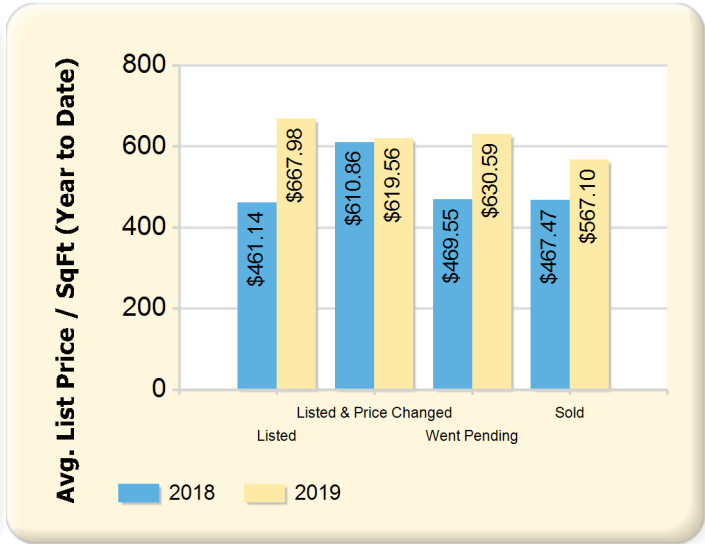
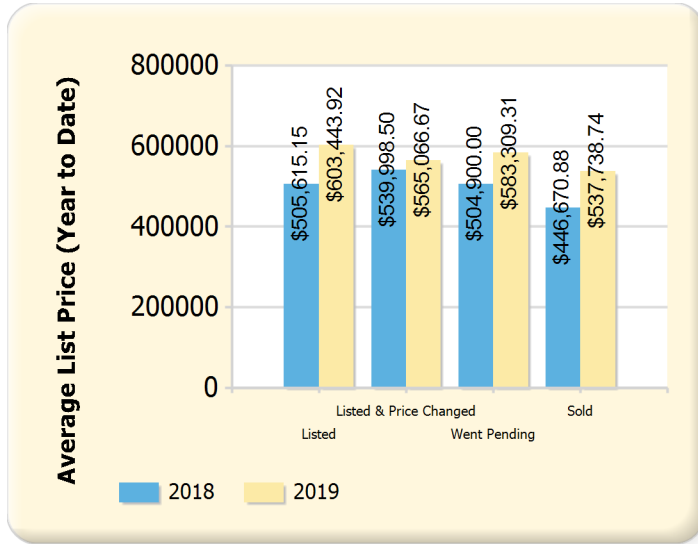


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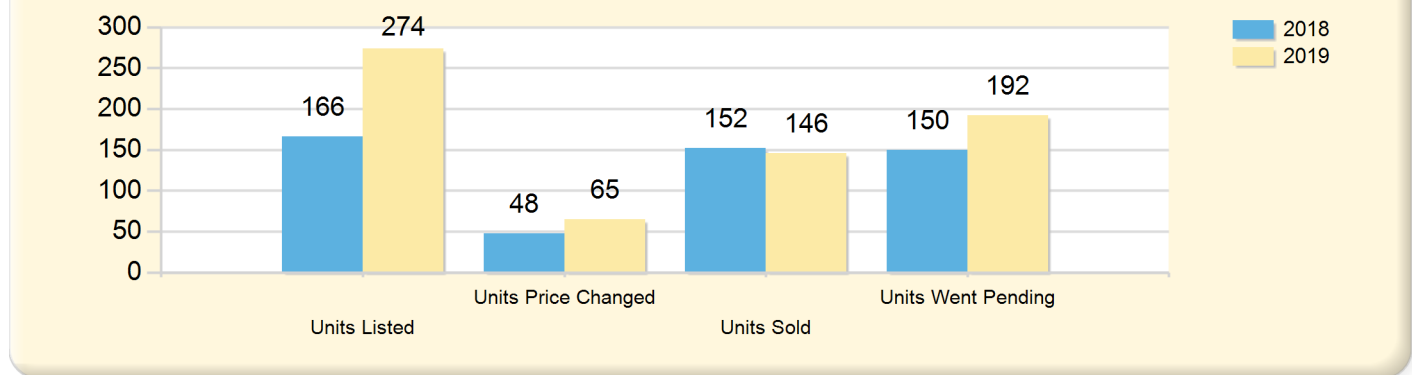
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Condominium



12 Months Activity



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Multi Family

