

East Boston, MA Area Market Review

2017 vs. 2016 As of December 31, 2017

Prepared by James Polino on Monday, January 15, 2018

Single Family

Listing Inventory on December 31	2016	2017	Var.	Var. %	Trend
Listing Units	3	0	-3	-100%	↓
Average Days on Market	99	0	-99	-100%	↓
Average List Price	\$459,266.67	\$0.00	-\$459,266.67	-100%	↓
Average List \$ / SqFt	\$308.80	\$0.00	-\$308.80	-100%	↓
Approximate Absorption Rate	44.44%	0.00%	-44.44%	-100%	↓
Approximate Months Supply of Inventory	2.25	0.00	-2.25	-100%	↓
Listed (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Taken)	28	40	12	42.86%	↑
Average Original List Price	\$469,572.25	\$506,178.00	\$36,605.75	7.80%	↑
Average Original List \$ / SqFt	\$318.92	\$354.51	\$35.59	11.16%	↑
Went Pending (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Went Pending)	22	33	11	50%	↑
Average List Price	\$432,787.41	\$499,558.27	\$66,770.86	15.43%	↑
Average List \$ / SqFt	\$301.99	\$345.59	\$43.60	14.44%	↑
Average Days to Offer	29	36	7	24.14%	↑
Listed & Price Changed (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Price Changed)	8	11	3	37.50%	↑
Average Original List Price	\$472,437.50	\$558,245.36	\$85,807.86	18.16%	↑
Average Original List \$ / SqFt	\$356.31	\$397.39	\$41.08	11.53%	↑
Sold (Year to Date)	2016	2017	Var.	Var. %	Trend
Closed Units (Sold)	16	28	12	75%	↑
Average Days on Market	38	31	-7	-18.42%	↓
Average Days to Offer	22	23	1	4.55%	↑
Average Sale Price	\$412,125.00	\$463,136.54	\$51,011.54	12.38%	↑
Average Sale \$ / SqFt	\$297.11	\$308.18	\$11.07	3.73%	↑
Average List Price	\$414,393.75	\$480,157.96	\$65,764.21	15.87%	↑
Average List \$ / SqFt	\$299.02	\$317.06	\$18.04	6.03%	↑
Average Original List Price	\$424,137.50	\$485,197.25	\$61,059.75	14.40%	↑
Average Original List \$ / SqFt	\$307.25	\$320.46	\$13.21	4.30%	↑
Average Sale Price as % of List Price	99.15%	97.49%	-1.66%	-1.67%	↓
Average Sale Price as % of Original List Price	97.07%	96.37%	-0.70%	-0.72%	↓
Average Sale Price as % of Assessed Price	165.22%	153.47%	-11.75%	-7.11%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of December 31	2016	2017	Var.	Var. %	Trend
Units Listed	28	40	12	42.86%	↑
Units Price Changed	8	11	3	37.50%	↑
Units Went Pending	22	34	12	54.55%	↑
Units Sold	16	28	12	75%	↑

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