

East Boston, MA Area Market Review

2018 vs. 2017 As of December 31, 2018

Prepared by James Polino on Wednesday, January 09, 2019

Single Family

Listing Inventory on December 31	2017	2018	Var.	Var. %	Trend
Listing Units	0	3	3	0%	↑
Average Days on Market	0	43	43	0%	↑
Average List Price	\$0.00	\$837,666.67	\$837,666.67	0%	↑
Average List \$ / SqFt	\$0.00	\$428.62	\$428.62	0%	↑
Approximate Absorption Rate	0.00%	55.56%	55.56%	0%	↑
Approximate Months Supply of Inventory	0.00	1.80	1.80	0%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	40	27	-13	-32.50%	↓
Average Original List Price	\$506,178.00	\$603,555.52	\$97,377.52	19.24%	↑
Average Original List \$ / SqFt	\$354.51	\$416.98	\$62.47	17.62%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	33	19	-14	-42.42%	↓
Average List Price	\$499,558.27	\$572,121.00	\$72,562.73	14.53%	↑
Average List \$ / SqFt	\$345.59	\$403.18	\$57.59	16.66%	↑
Average Days to Offer	36	13	-23	-63.89%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	11	6	-5	-45.45%	↓
Average Original List Price	\$558,245.36	\$626,283.33	\$68,037.97	12.19%	↑
Average Original List \$ / SqFt	\$397.39	\$437.00	\$39.61	9.97%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	28	20	-8	-28.57%	↓
Average Days on Market	31	52	21	67.74%	↑
Average Days to Offer	23	35	12	52.17%	↑
Average Sale Price	\$463,136.54	\$582,925.00	\$119,788.46	25.86%	↑
Average Sale \$ / SqFt	\$308.18	\$403.74	\$95.56	31.01%	↑
Average List Price	\$480,157.96	\$564,469.95	\$84,311.99	17.56%	↑
Average List \$ / SqFt	\$317.06	\$391.84	\$74.78	23.59%	↑
Average Original List Price	\$485,197.25	\$577,669.95	\$92,472.70	19.06%	↑
Average Original List \$ / SqFt	\$320.46	\$403.04	\$82.58	25.77%	↑
Average Sale Price as % of List Price	97.49%	103.93%	6.44%	6.61%	↑
Average Sale Price as % of Original List Price	96.37%	101.84%	5.47%	5.68%	↑
Average Sale Price as % of Assessed Price	153.47%	196.07%	42.60%	27.76%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2017	2018	Var.	Var. %	Trend
Units Listed	40	27	-13	-32.50%	↓
Units Price Changed	11	6	-5	-45.45%	↓
Units Went Pending	34	19	-15	-44.12%	↓
Units Sold	28	20	-8	-28.57%	↓

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Condominium

Listing Inventory on December 31	2017	2018	Var.	Var. %	Trend
Listing Units	9	20	11	122.22%	↑
Average Days on Market	118	42	-76	-64.41%	↓
Average List Price	\$490,987.22	\$544,180.00	\$53,192.78	10.83%	↑
Average List \$ / SqFt	\$570.82	\$570.49	-\$0.33	-0.06%	↓
Approximate Absorption Rate	155.56%	55.00%	-100.56%	-64.64%	↓
Approximate Months Supply of Inventory	0.64	1.82	1.18	184.38%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	194	215	21	10.82%	↑
Average Original List Price	\$500,989.30	\$553,073.47	\$52,084.17	10.40%	↑
Average Original List \$ / SqFt	\$503.61	\$543.16	\$39.55	7.85%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	177	152	-25	-14.12%	↓
Average List Price	\$484,221.69	\$537,216.26	\$52,994.57	10.94%	↑
Average List \$ / SqFt	\$494.31	\$527.76	\$33.45	6.77%	↑
Average Days to Offer	34	29	-5	-14.71%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	58	53	-5	-8.62%	↓
Average Original List Price	\$527,338.14	\$545,905.87	\$18,567.73	3.52%	↑
Average Original List \$ / SqFt	\$493.47	\$558.02	\$64.55	13.08%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	168	132	-36	-21.43%	↓
Average Days on Market	44	45	1	2.27%	↑
Average Days to Offer	33	32	-1	-3.03%	↓
Average Sale Price	\$468,331.03	\$497,357.14	\$29,026.11	6.20%	↑
Average Sale \$ / SqFt	\$481.45	\$515.32	\$33.87	7.03%	↑
Average List Price	\$470,949.83	\$494,621.23	\$23,671.40	5.03%	↑
Average List \$ / SqFt	\$483.09	\$512.23	\$29.14	6.03%	↑
Average Original List Price	\$477,118.37	\$500,809.98	\$23,691.61	4.97%	↑
Average Original List \$ / SqFt	\$488.74	\$518.89	\$30.15	6.17%	↑
Average Sale Price as % of List Price	99.68%	100.89%	1.21%	1.21%	↑
Average Sale Price as % of Original List Price	98.45%	99.69%	1.24%	1.26%	↑
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 December 31	2017	2018	Var.	Var. %	Trend
Units Listed	194	215	21	10.82%	↑
Units Price Changed	58	53	-5	-8.62%	↓
Units Went Pending	177	152	-25	-14.12%	↓
Units Sold	168	132	-36	-21.43%	↓

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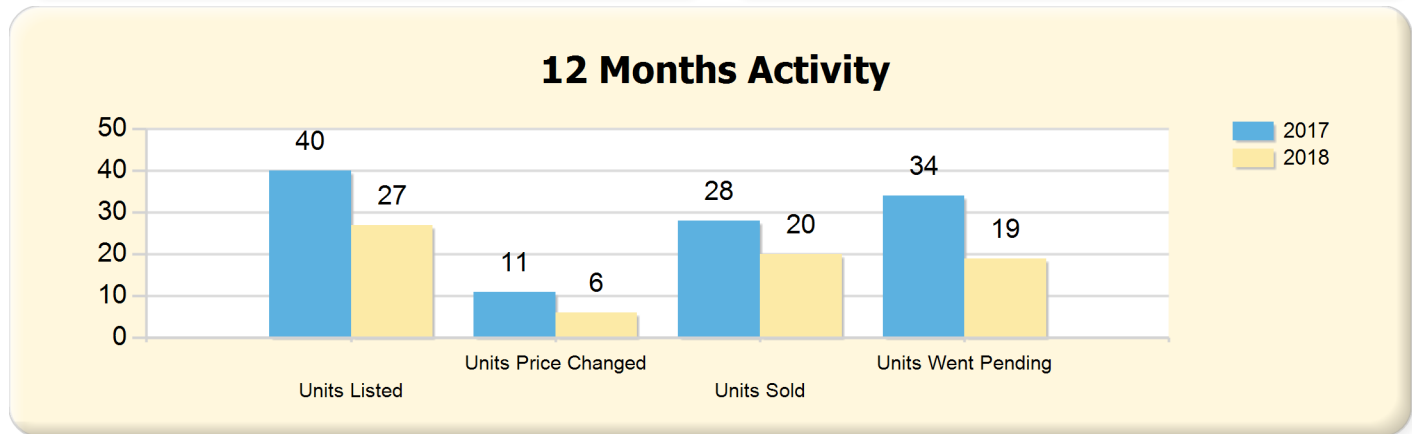
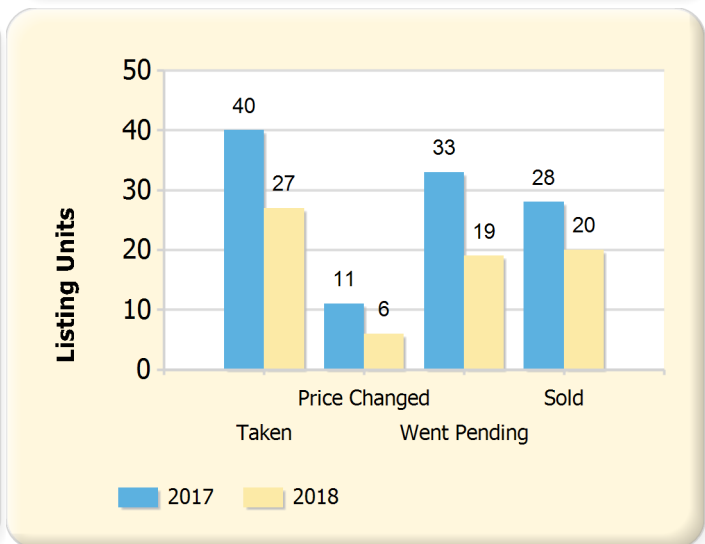
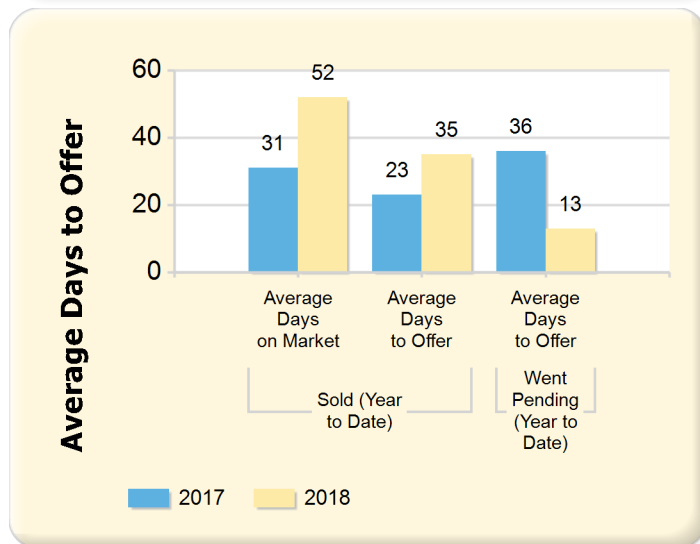
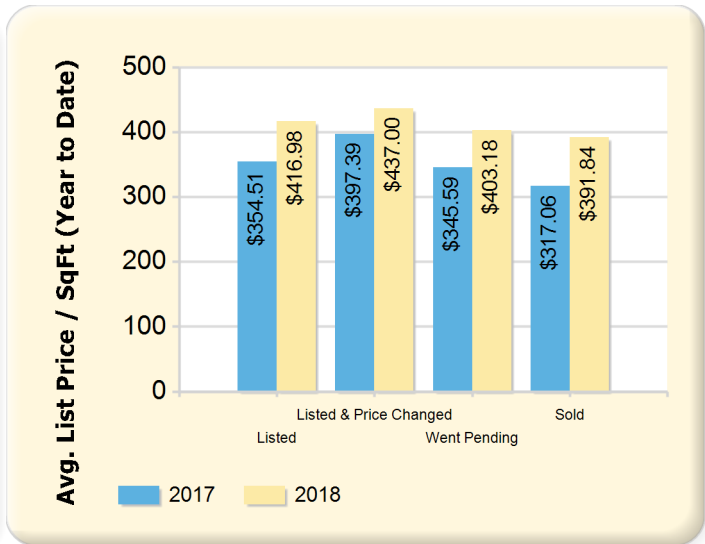
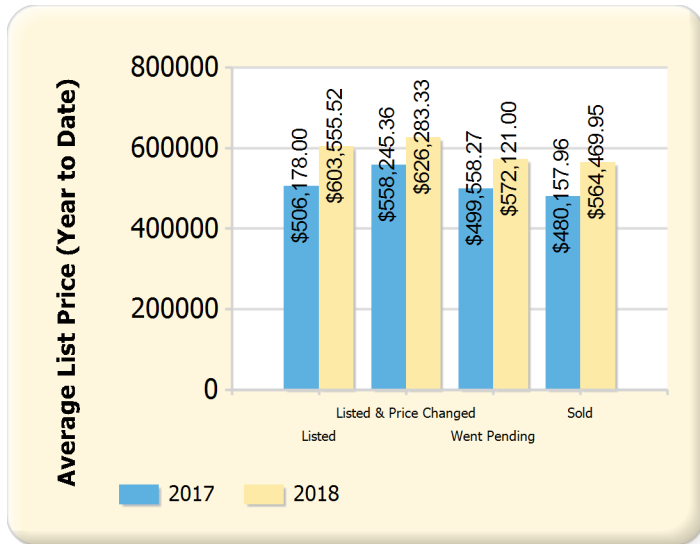
Listing Inventory on December 31	2017	2018	Var.	Var. %	Trend
Listing Units	5	7	2	40%	↑
Average Days on Market	75	70	-5	-6.67%	↓
Average List Price	\$696,779.80	\$1,090,671.29	\$393,891.49	56.53%	↑
Average List \$ / SqFt	\$300.63	\$262.24	-\$38.39	-12.77%	↓
Approximate Absorption Rate	105.00%	77.38%	-27.62%	-26.30%	↓
Approximate Months Supply of Inventory	0.95	1.29	0.34	35.79%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	81	99	18	22.22%	↑
Average Original List Price	\$932,711.21	\$976,066.62	\$43,355.41	4.65%	↑
Average Original List \$ / SqFt	\$292.16	\$324.31	\$32.15	11%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	66	75	9	13.64%	↑
Average List Price	\$982,175.92	\$832,407.85	-\$149,768.07	-15.25%	↓
Average List \$ / SqFt	\$279.76	\$303.81	\$24.05	8.60%	↑
Average Days to Offer	23	24	1	4.35%	↑
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	17	29	12	70.59%	↑
Average Original List Price	\$832,670.47	\$1,050,219.79	\$217,549.32	26.13%	↑
Average Original List \$ / SqFt	\$339.09	\$345.44	\$6.35	1.87%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	63	65	2	3.17%	↑
Average Days on Market	30	35	5	16.67%	↑
Average Days to Offer	21	22	1	4.76%	↑
Average Sale Price	\$795,941.25	\$788,760.11	-\$7,181.14	-0.90%	↓
Average Sale \$ / SqFt	\$277.67	\$288.57	\$10.90	3.93%	↑
Average List Price	\$807,582.48	\$812,292.55	\$4,710.07	0.58%	↑
Average List \$ / SqFt	\$281.61	\$295.19	\$13.58	4.82%	↑
Average Original List Price	\$817,818.97	\$829,506.40	\$11,687.43	1.43%	↑
Average Original List \$ / SqFt	\$285.60	\$301.72	\$16.12	5.64%	↑
Average Sale Price as % of List Price	99.32%	98.55%	-0.77%	-0.78%	↓
Average Sale Price as % of Original List Price	98.24%	96.83%	-1.41%	-1.44%	↓
Average Sale Price as % of Assessed Price	N/A	283.01%	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 December 31	2017	2018	Var.	Var. %	Trend
Units Listed	81	99	18	22.22%	↑
Units Price Changed	17	29	12	70.59%	↑
Units Went Pending	66	75	9	13.64%	↑
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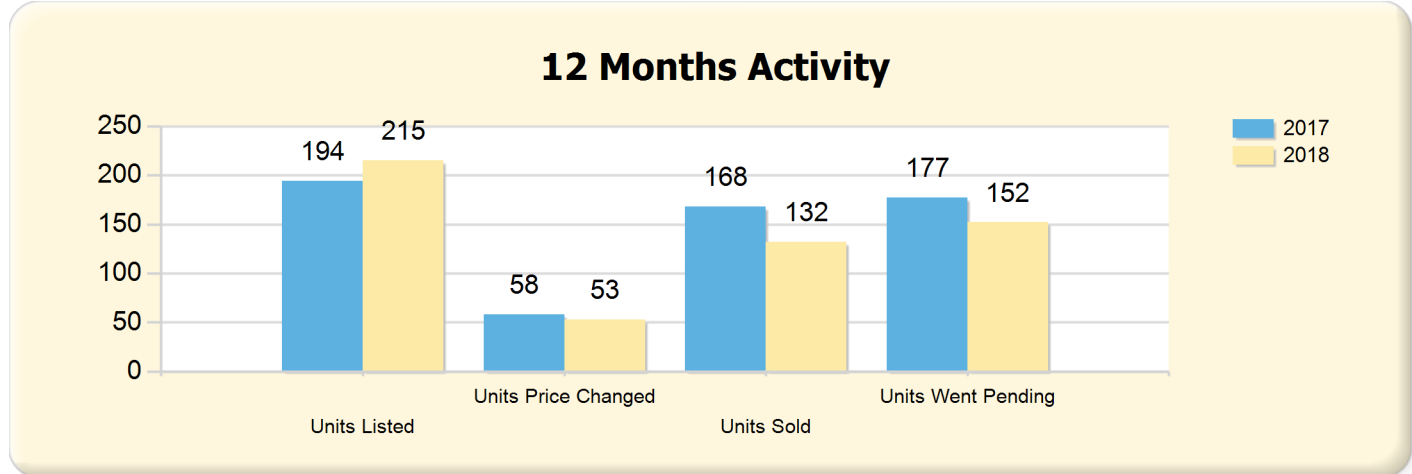
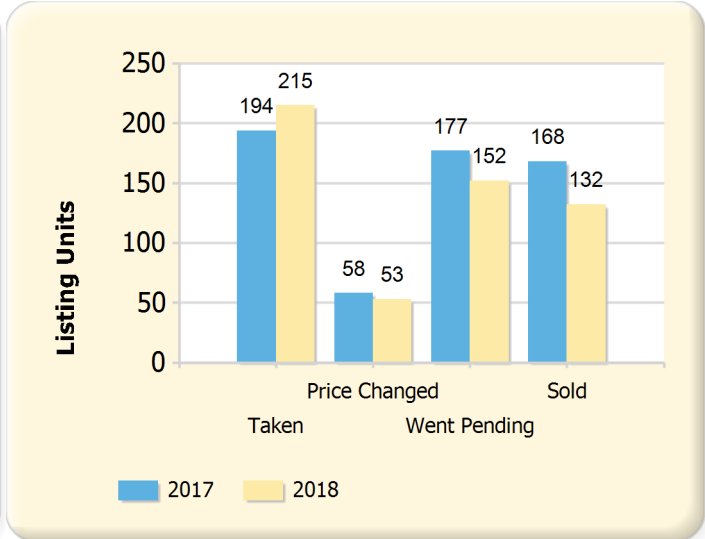
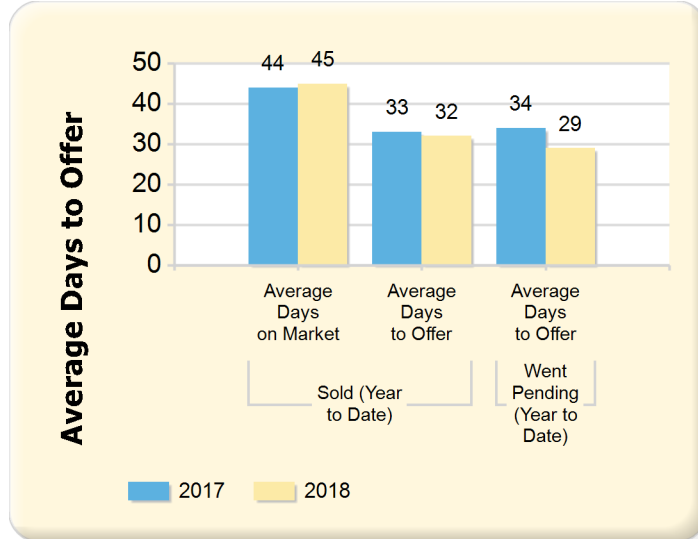
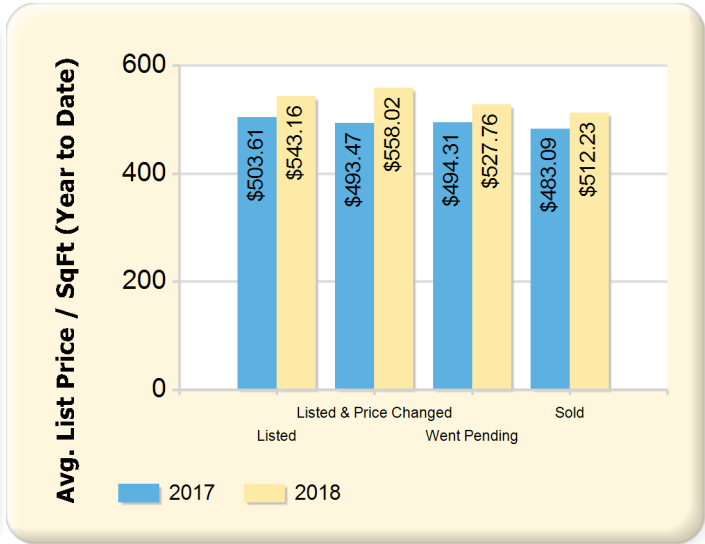
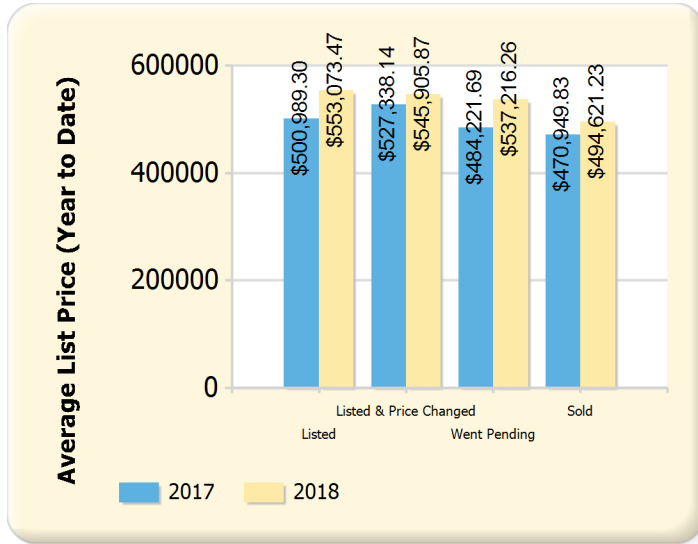


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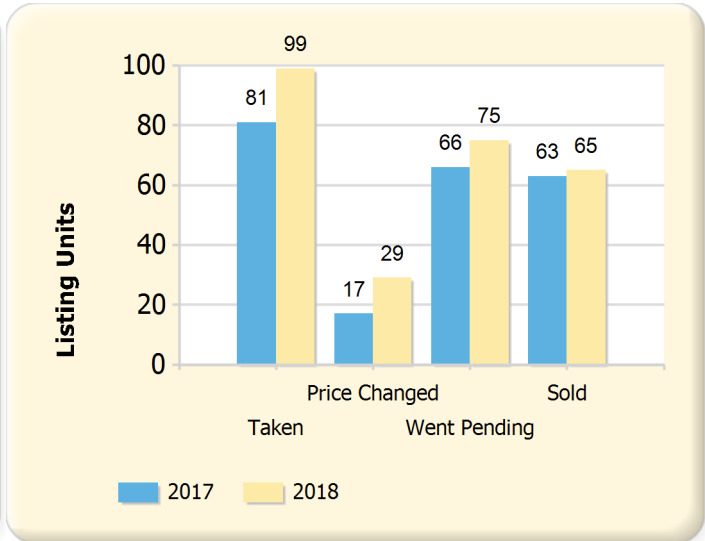
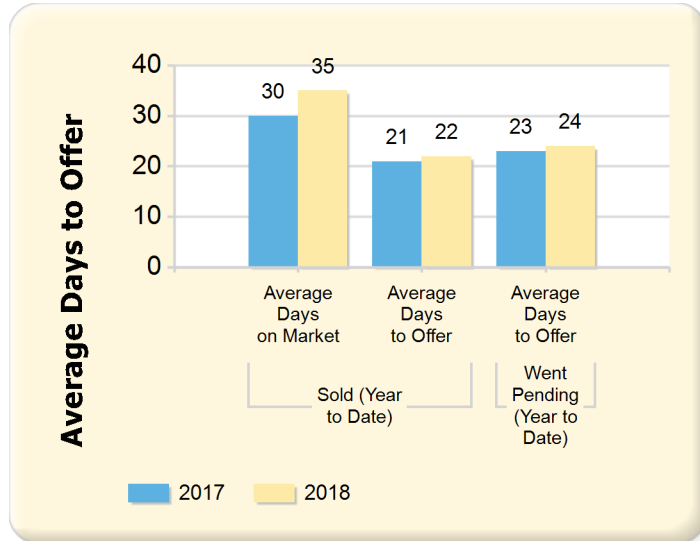
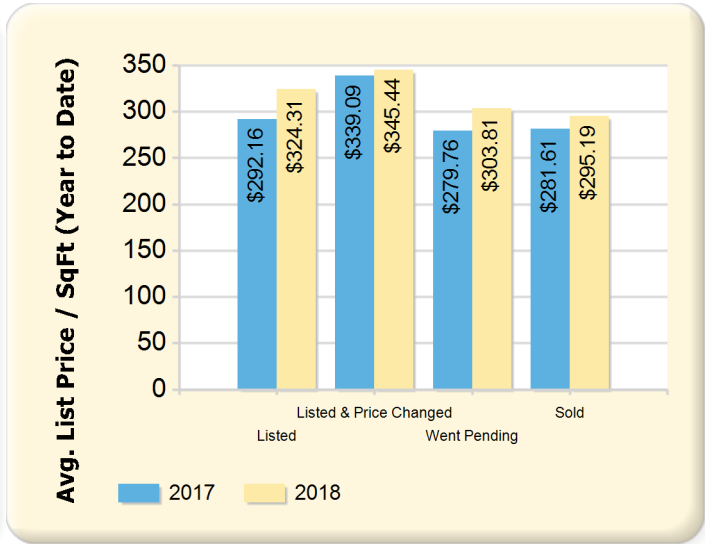
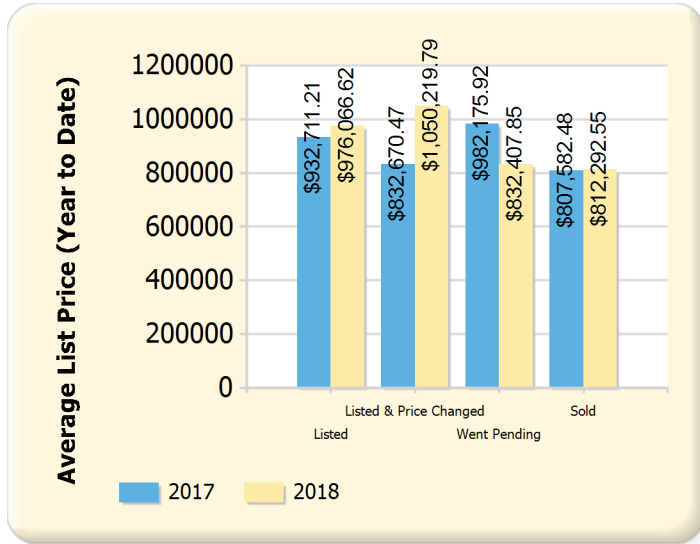


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Multi Family



12 Months Activity

