

East Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$665,349

Typical Home Value (ZHVI)

▼ 0.3% YoY

\$669,775

Median Sale Price

Redfin, trailing 3 months

\$686/sqft

Median Price Per Sq Ft

– 0.0% YoY

169

Homes Currently For Sale

Active listings, all types

98

Homes Sold (May 2026)

▼ 3.9% YoY

19 days

Median Days to Pending

Zillow-measured pending speed

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

98

Sold May

\$686/sqft

Median \$/sqft (flat YoY)

35 days

Avg. DOM (vs. 32 last year)

71 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$292,500 – \$438,000
1 Bedroom	~650–850 sq ft	\$422,500 – \$620,500
2 Bedroom	~950–1,300 sq ft	\$617,500 – \$949,000
3+ Bed / Triple-Decker	~1,500–2,400 sq ft	\$975,000 – \$1,752,000

AGENT TAKEAWAY

Pricing is flat: median \$670K (▲ 0.3%), \$686/sqft unchanged, 35 days on market. With 169 active listings, buyers can wait out an ambitious asking price. Neither side has momentum.

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory and median days to pending.

Redfin neighborhood data for median sale price, price/sqft, homes sold, days on market, Compete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.