

East Boston 02128

ZIP code · MA · Massachusetts > Suffolk County

BALANCED MARKET

\$673K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

350

SALES (12 MO)

\$640K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



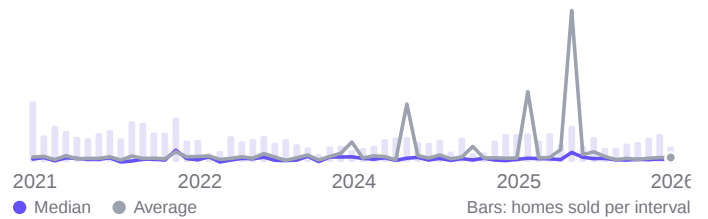
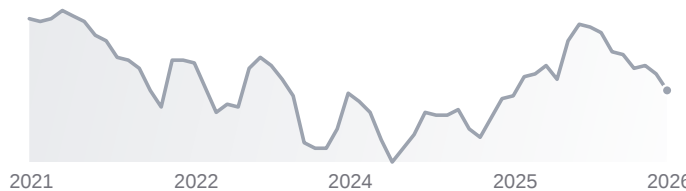
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$659K · Average \$768K

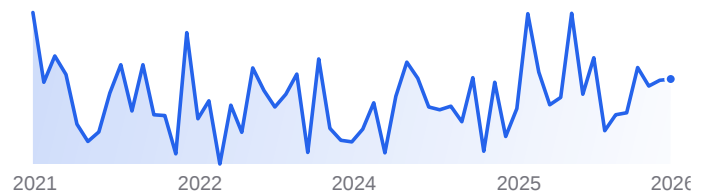
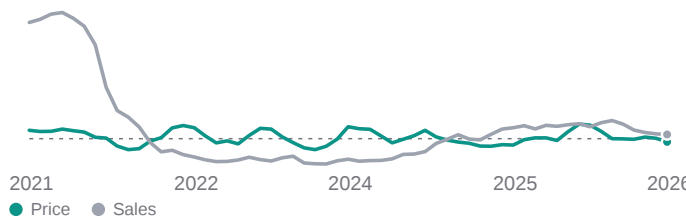


Growth (year over year)

Price -5.2% · Sales +6.7%

Price per square foot

\$568/ft²

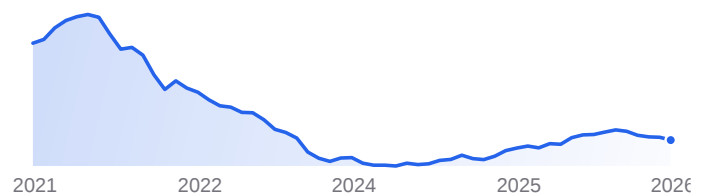
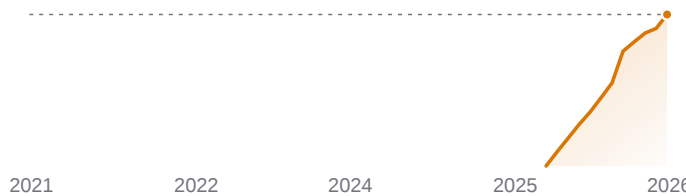


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

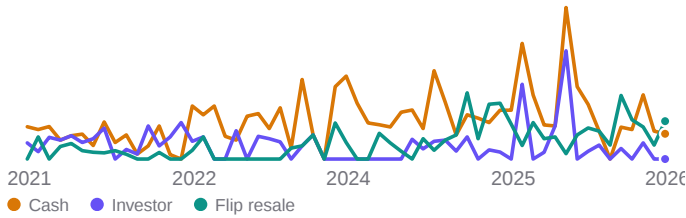
4.5%



BUYERS & OUTCOMES

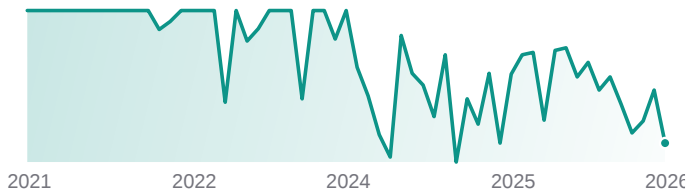
Buyer mix

Cash 9.5% · Investor 0% · Flip resale 14%



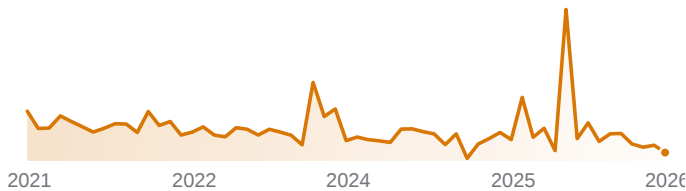
Sellers who sold at a gain

67%

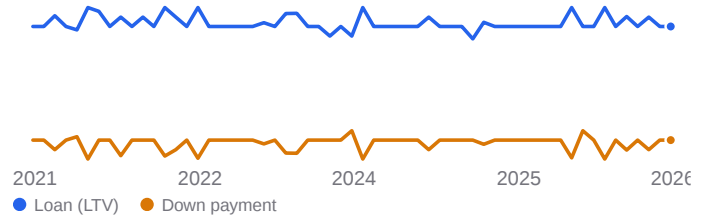


Median annualized return at resale

+1.5%

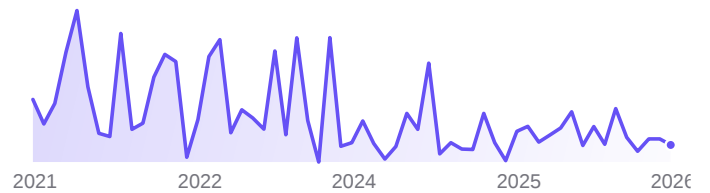


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



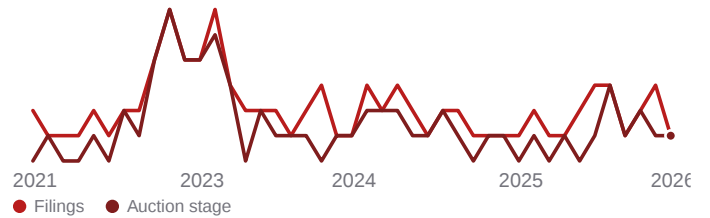
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,864
Median value (AVM)	\$640K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1910
Single family	12%
Condos	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.4%
Owner occupied	64%
Company owned	22%
Median loan-to-value	55%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	42,419
Density	6,831 / mi²
Median household income	\$88K
Average household income	\$124K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	80
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	13.7%
Unemployment	1.5%
Average temp	50°F
Annual precip	44 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.