

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	4	+ 300.0%	19	20	+ 5.3%
Closed Sales	3	7	+ 133.3%	15	16	+ 6.7%
Median Sales Price*	\$692,500	\$875,000	+ 26.4%	\$715,000	\$762,000	+ 6.6%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	8	88	+ 1,000.0%	27	65	+ 140.7%
Percent of Original List Price Received*	104.0%	97.1%	- 6.6%	103.8%	99.0%	- 4.6%
New Listings	2	7	+ 250.0%	30	26	- 13.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

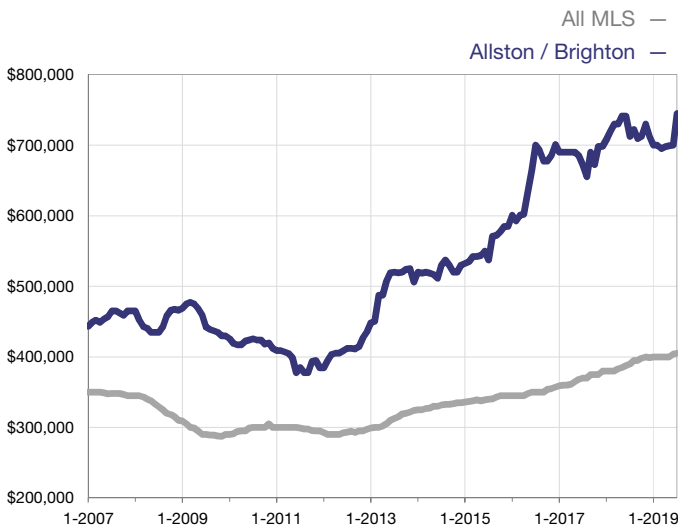
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	28	25	- 10.7%	231	158	- 31.6%
Closed Sales	37	24	- 35.1%	208	122	- 41.3%
Median Sales Price*	\$610,000	\$480,000	- 21.3%	\$542,500	\$468,500	- 13.6%
Inventory of Homes for Sale	34	38	+ 11.8%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	36	26	- 27.8%	25	41	+ 64.0%
Percent of Original List Price Received*	98.8%	100.1%	+ 1.3%	102.6%	97.6%	- 4.9%
New Listings	27	18	- 33.3%	273	202	- 26.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

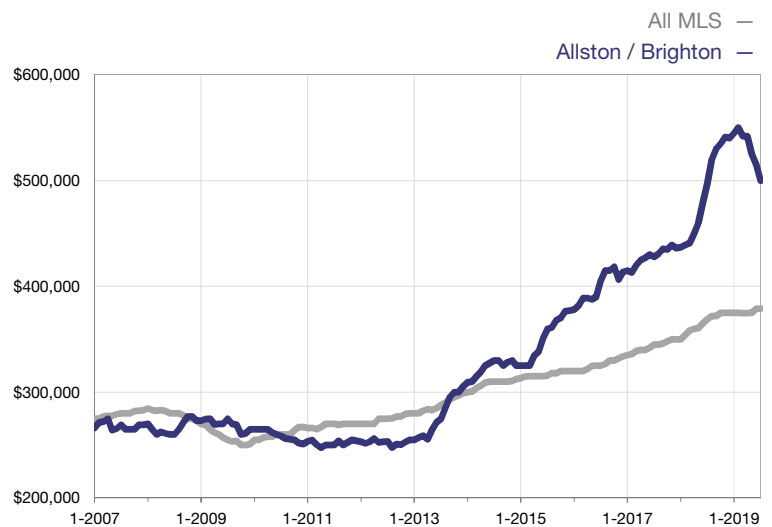
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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