

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 1 | 7 | + 600.0% | 7 | 12 | + 71.4% |
| Closed Sales | 1 | 2 | + 100.0% | 5 | 6 | + 20.0% |
| Median Sales Price* | \$675,000 | \$727,500 | + 7.8% | \$895,000 | \$787,500 | - 12.0% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.0 | - 58.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 18 | + 38.5% | 17 | 38 | + 123.5% |
| Percent of Original List Price Received* | 106.3% | 102.5% | - 3.6% | 108.0% | 100.3% | - 7.1% |
| New Listings | 2 | 6 | + 200.0% | 11 | 13 | + 18.2% |

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

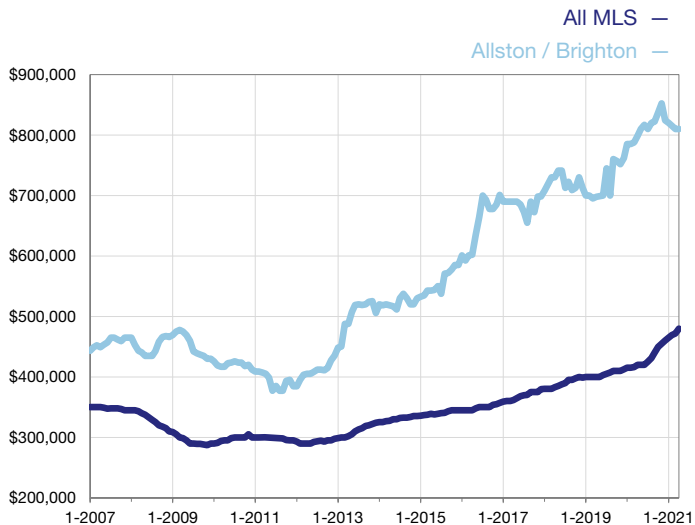
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 10 | 41 | + 310.0% | 67 | 121 | + 80.6% |
| Closed Sales | 17 | 27 | + 58.8% | 64 | 82 | + 28.1% |
| Median Sales Price* | \$524,000 | \$490,000 | - 6.5% | \$512,500 | \$478,950 | - 6.5% |
| Inventory of Homes for Sale | 37 | 61 | + 64.9% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 3.1 | + 63.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 65 | + 109.7% | 49 | 61 | + 24.5% |
| Percent of Original List Price Received* | 101.6% | 98.3% | - 3.2% | 98.7% | 97.0% | - 1.7% |
| New Listings | 16 | 62 | + 287.5% | 91 | 166 | + 82.4% |

* 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

