

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	18	24	+ 33.3%
Closed Sales	4	3	- 25.0%	15	20	+ 33.3%
Median Sales Price*	\$815,000	\$970,000	+ 19.0%	\$850,000	\$825,750	- 2.9%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	27	15	- 44.4%	28	29	+ 3.6%
Percent of Original List Price Received*	103.8%	103.6%	- 0.2%	102.2%	102.8%	+ 0.6%
New Listings	5	6	+ 20.0%	24	30	+ 25.0%

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

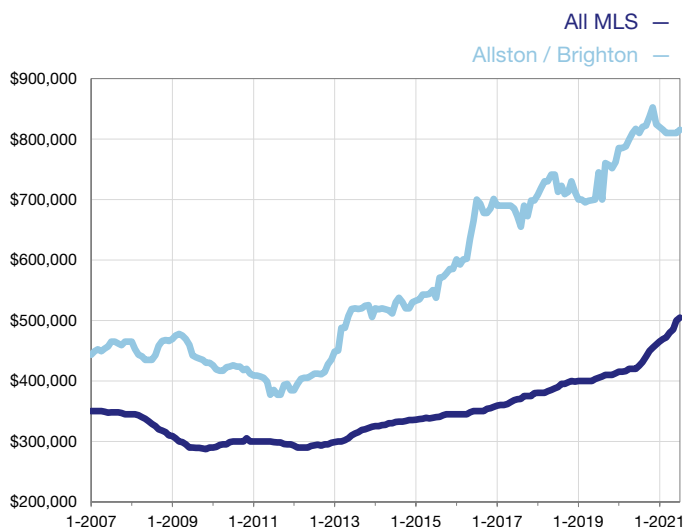
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	27	38	+ 40.7%	138	246	+ 78.3%
Closed Sales	16	40	+ 150.0%	106	218	+ 105.7%
Median Sales Price*	\$440,000	\$560,000	+ 27.3%	\$524,500	\$523,750	- 0.1%
Inventory of Homes for Sale	71	99	+ 39.4%	--	--	--
Months Supply of Inventory	4.2	3.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	42	+ 61.5%	41	51	+ 24.4%
Percent of Original List Price Received*	98.4%	99.4%	+ 1.0%	98.6%	98.4%	- 0.2%
New Listings	42	60	+ 42.9%	209	358	+ 71.3%

* 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

