

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	21	22	+ 4.8%
Closed Sales	4	5	+ 25.0%	20	18	- 10.0%
Median Sales Price*	\$902,500	\$1,025,000	+ 13.6%	\$864,000	\$972,500	+ 12.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	15	9	- 40.0%	26	23	- 11.5%
Percent of Original List Price Received*	103.1%	103.3%	+ 0.2%	102.6%	101.9%	- 0.7%
New Listings	0	3	--	24	24	0.0%

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

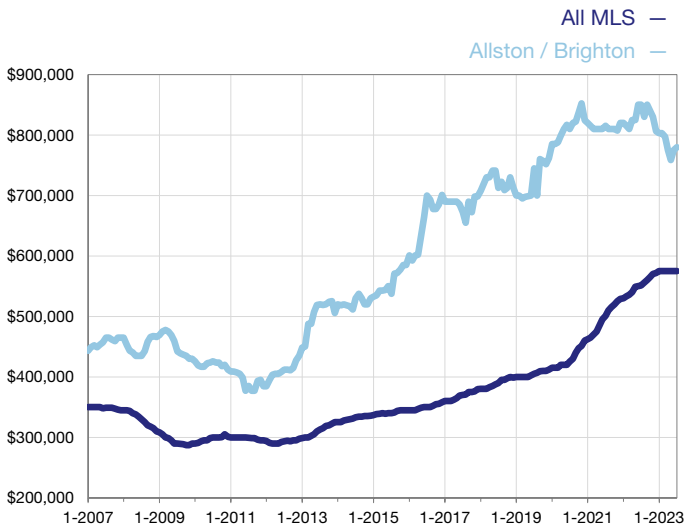
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	23	- 14.8%	249	180	- 27.7%
Closed Sales	36	34	- 5.6%	163	286	+ 75.5%
Median Sales Price*	\$470,000	\$562,450	+ 19.7%	\$531,000	\$735,200	+ 38.5%
Inventory of Homes for Sale	107	41	- 61.7%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	44	35	- 20.5%
Percent of Original List Price Received*	99.9%	100.2%	+ 0.3%	100.1%	100.8%	+ 0.7%
New Listings	46	29	- 37.0%	375	238	- 36.5%

* 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

