

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	27	26	- 3.7%
Closed Sales	1	0	- 100.0%	25	24	- 4.0%
Median Sales Price*	\$735,000	\$0	- 100.0%	\$850,000	\$945,000	+ 11.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	26	23	- 11.5%
Percent of Original List Price Received*	92.0%	0.0%	- 100.0%	100.2%	102.3%	+ 2.1%
New Listings	1	3	+ 200.0%	33	30	- 9.1%

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

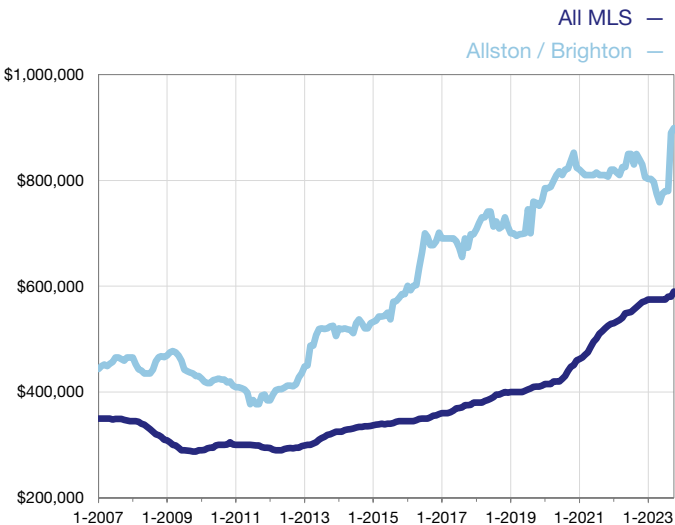
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	13	- 51.9%	320	238	- 25.6%
Closed Sales	15	5	- 66.7%	220	341	+ 55.0%
Median Sales Price*	\$468,000	\$649,500	+ 38.8%	\$525,750	\$709,000	+ 34.9%
Inventory of Homes for Sale	85	60	- 29.4%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	71	26	- 63.4%	46	35	- 23.9%
Percent of Original List Price Received*	94.8%	100.3%	+ 5.8%	99.3%	100.8%	+ 1.5%
New Listings	27	30	+ 11.1%	472	337	- 28.6%

* 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

