

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	30	28	- 6.7%
Closed Sales	3	4	+ 33.3%	31	29	- 6.5%
Median Sales Price*	\$630,000	\$805,000	+ 27.8%	\$806,000	\$908,000	+ 12.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	67	42	- 37.3%	31	26	- 16.1%
Percent of Original List Price Received*	78.5%	99.3%	+ 26.5%	97.7%	102.3%	+ 4.7%
New Listings	0	0	--	35	32	- 8.6%

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

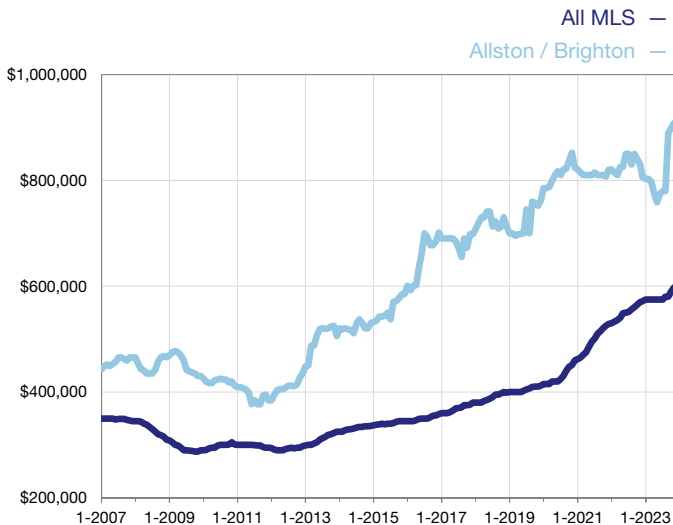
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	346	264	- 23.7%
Closed Sales	14	20	+ 42.9%	249	368	+ 47.8%
Median Sales Price*	\$494,500	\$542,500	+ 9.7%	\$500,000	\$699,450	+ 39.9%
Inventory of Homes for Sale	55	33	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	71	36	- 49.3%	50	35	- 30.0%
Percent of Original List Price Received*	94.7%	98.7%	+ 4.2%	98.8%	100.6%	+ 1.8%
New Listings	14	8	- 42.9%	503	357	- 29.0%

* 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

