

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	20	12	- 40.0%
Closed Sales	5	1	- 80.0%	18	8	- 55.6%
Median Sales Price*	\$1,025,000	\$762,000	- 25.7%	\$972,500	\$1,150,000	+ 18.3%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	9	99	+ 1,000.0%	23	48	+ 108.7%
Percent of Original List Price Received*	103.3%	89.7%	- 13.2%	101.9%	97.8%	- 4.0%
New Listings	3	3	0.0%	25	18	- 28.0%

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

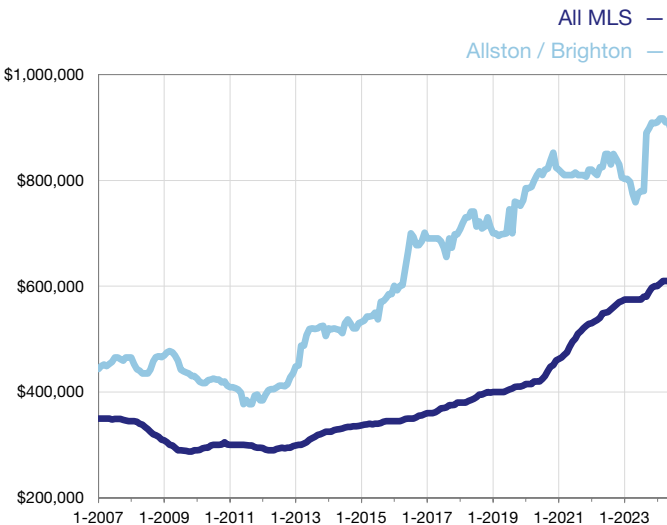
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	25	+ 25.0%	176	144	- 18.2%
Closed Sales	36	40	+ 11.1%	289	149	- 48.4%
Median Sales Price*	\$592,450	\$817,500	+ 38.0%	\$732,400	\$625,000	- 14.7%
Inventory of Homes for Sale	59	62	+ 5.1%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	35	35	0.0%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	100.9%	100.4%	- 0.5%
New Listings	29	27	- 6.9%	240	236	- 1.7%

* 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

