

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	24	17	- 29.2%
Closed Sales	2	1	- 50.0%	20	9	- 55.0%
Median Sales Price*	\$690,000	\$1,375,000	+ 99.3%	\$945,000	\$1,200,000	+ 27.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	25	45	+ 80.0%
Percent of Original List Price Received*	91.1%	137.6%	+ 51.0%	100.8%	102.2%	+ 1.4%
New Listings	2	2	0.0%	27	20	- 25.9%

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

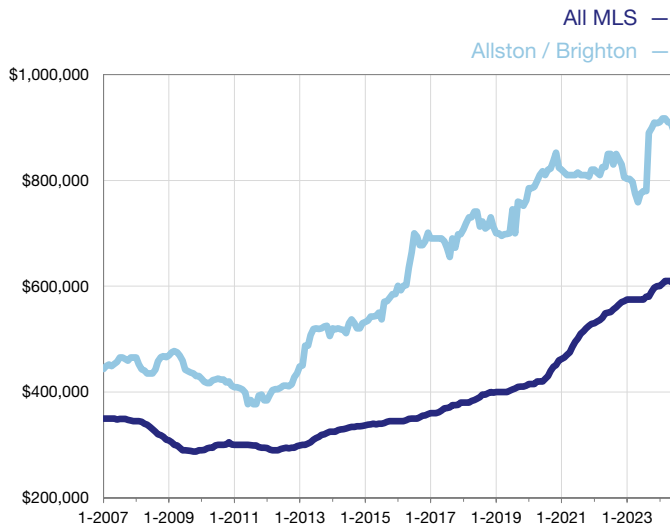
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	19	- 13.6%	198	162	- 18.2%
Closed Sales	26	28	+ 7.7%	315	177	- 43.8%
Median Sales Price*	\$590,000	\$542,750	- 8.0%	\$725,000	\$599,000	- 17.4%
Inventory of Homes for Sale	44	61	+ 38.6%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 30.0%	34	36	+ 5.9%
Percent of Original List Price Received*	100.0%	96.9%	- 3.1%	100.8%	99.9%	- 0.9%
New Listings	17	26	+ 52.9%	257	264	+ 2.7%

* 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

