

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

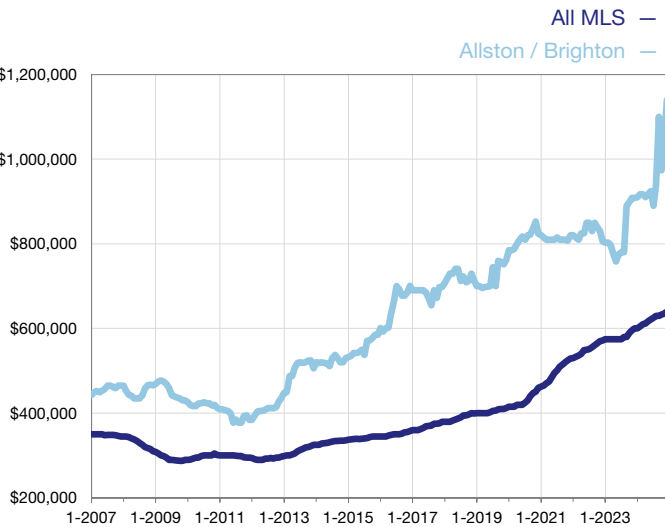
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	28	23	- 17.9%
Closed Sales	4	2	- 50.0%	29	20	- 31.0%
Median Sales Price*	\$805,000	\$1,065,000	+ 32.3%	\$908,000	\$1,140,500	+ 25.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	42	101	+ 140.5%	26	42	+ 61.5%
Percent of Original List Price Received*	99.3%	85.7%	- 13.7%	102.3%	102.2%	- 0.1%
New Listings	0	1	--	32	28	- 12.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	258	221	- 14.3%
Closed Sales	20	17	- 15.0%	370	245	- 33.8%
Median Sales Price*	\$542,500	\$605,000	+ 11.5%	\$699,000	\$599,000	- 14.3%
Inventory of Homes for Sale	44	35	- 20.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	36	88	+ 144.4%	35	43	+ 22.9%
Percent of Original List Price Received*	98.7%	94.5%	- 4.3%	100.6%	99.2%	- 1.4%
New Listings	7	8	+ 14.3%	355	353	- 0.6%

* 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

