

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	22	34	+ 54.5%
Closed Sales	2	2	0.0%	20	33	+ 65.0%
Median Sales Price*	\$1,065,000	\$1,169,873	+ 9.8%	\$1,140,500	\$1,000,000	- 12.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	101	36	- 64.4%	42	36	- 14.3%
Percent of Original List Price Received*	85.7%	92.7%	+ 8.2%	102.2%	99.8%	- 2.3%
New Listings	1	0	- 100.0%	28	39	+ 39.3%

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

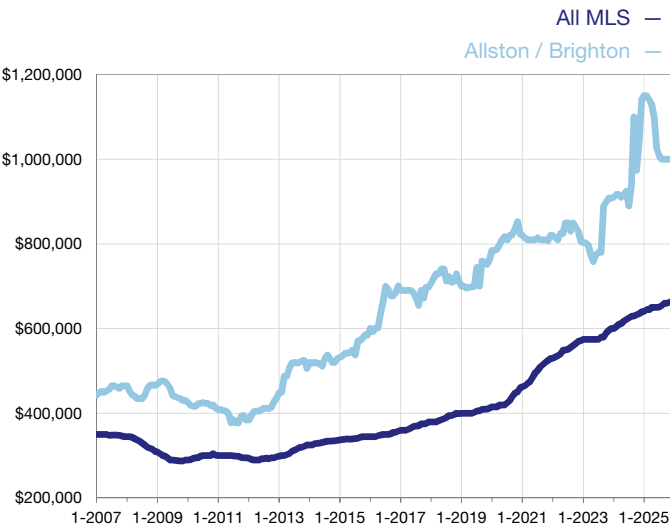
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	14	+ 100.0%	216	258	+ 19.4%
Closed Sales	18	10	- 44.4%	247	242	- 2.0%
Median Sales Price*	\$592,500	\$510,000	- 13.9%	\$590,000	\$600,000	+ 1.7%
Inventory of Homes for Sale	45	51	+ 13.3%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	85	118	+ 38.8%	42	46	+ 9.5%
Percent of Original List Price Received*	94.7%	92.4%	- 2.4%	99.2%	98.4%	- 0.8%
New Listings	8	17	+ 112.5%	353	443	+ 25.5%

* 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

