

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	4	--	1	6	+ 500.0%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Median Sales Price*	\$1,019,000	\$2,259,000	+ 121.7%	\$1,019,000	\$1,542,000	+ 51.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	75	4	- 94.7%	75	18	- 76.0%
Percent of Original List Price Received*	86.9%	100.0%	+ 15.1%	86.9%	96.9%	+ 11.5%
New Listings	2	2	0.0%	2	5	+ 150.0%

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

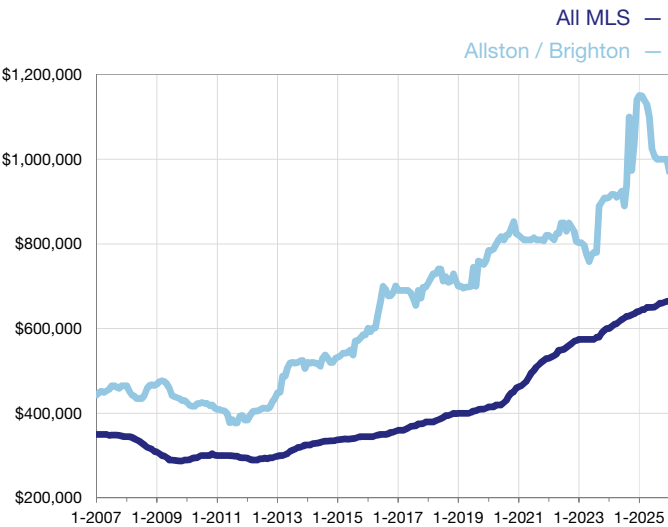
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	15	- 42.3%	40	30	- 25.0%
Closed Sales	16	10	- 37.5%	25	34	+ 36.0%
Median Sales Price*	\$821,000	\$717,000	- 12.7%	\$797,000	\$744,500	- 6.6%
Inventory of Homes for Sale	58	79	+ 36.2%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--
Cumulative Days on Market Until Sale	57	37	- 35.1%	47	48	+ 2.1%
Percent of Original List Price Received*	98.5%	101.9%	+ 3.5%	98.8%	99.9%	+ 1.1%
New Listings	27	31	+ 14.8%	63	74	+ 17.5%

* 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

