

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	8	9	+ 12.5%
Closed Sales	2	2	0.0%	4	8	+ 100.0%
Median Sales Price*	\$1,020,500	\$797,500	- 21.9%	\$1,020,500	\$833,500	- 18.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	14	24	+ 71.4%	44	37	- 15.9%
Percent of Original List Price Received*	103.4%	96.7%	- 6.5%	95.2%	97.4%	+ 2.3%
New Listings	6	5	- 16.7%	10	13	+ 30.0%

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

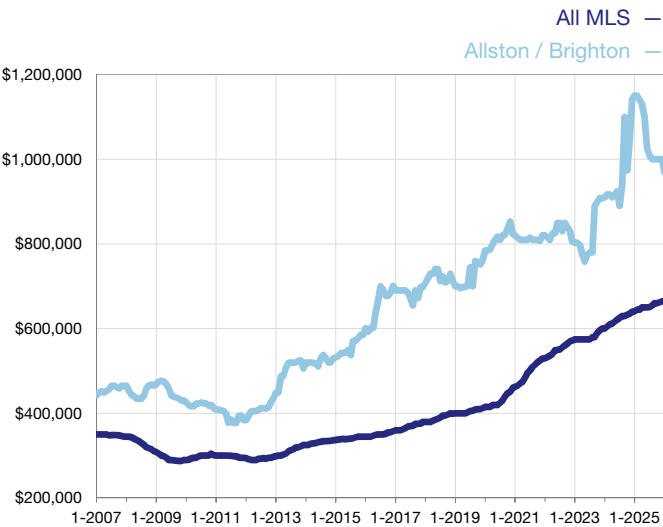
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	34	33	- 2.9%	103	85	- 17.5%
Closed Sales	28	21	- 25.0%	79	72	- 8.9%
Median Sales Price*	\$554,500	\$499,000	- 10.0%	\$635,000	\$625,000	- 1.6%
Inventory of Homes for Sale	83	128	+ 54.2%	--	--	--
Months Supply of Inventory	3.9	6.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	37	65	+ 75.7%	44	60	+ 36.4%
Percent of Original List Price Received*	100.6%	98.7%	- 1.9%	100.2%	98.9%	- 1.3%
New Listings	55	78	+ 41.8%	163	205	+ 25.8%

* 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

