

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Allston / Brighton

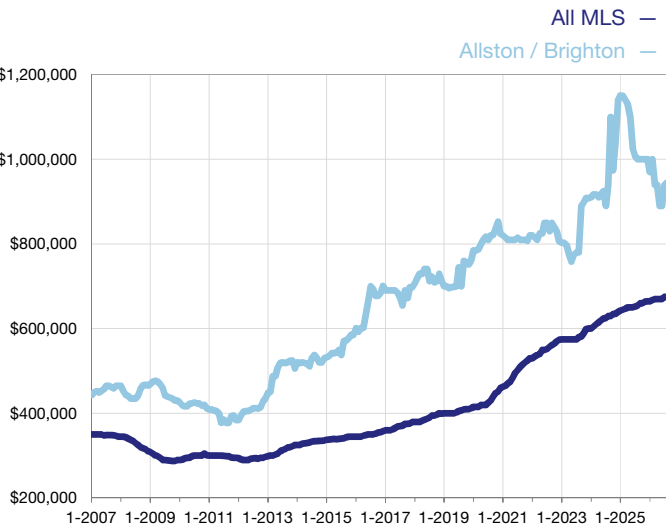
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	21	27	+ 28.6%
Closed Sales	2	5	+ 150.0%	16	25	+ 56.3%
Median Sales Price*	\$1,009,950	\$1,000,000	- 1.0%	\$925,000	\$875,000	- 5.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--
Cumulative Days on Market Until Sale	77	29	- 62.3%	35	31	- 11.4%
Percent of Original List Price Received*	93.1%	96.8%	+ 4.0%	100.6%	98.8%	- 1.8%
New Listings	4	3	- 25.0%	28	36	+ 28.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	21	+ 16.7%	196	167	- 14.8%
Closed Sales	27	21	- 22.2%	183	164	- 10.4%
Median Sales Price*	\$628,000	\$619,000	- 1.4%	\$620,000	\$577,500	- 6.9%
Inventory of Homes for Sale	93	100	+ 7.5%	--	--	--
Months Supply of Inventory	4.4	5.3	+ 20.5%	--	--	--
Cumulative Days on Market Until Sale	46	58	+ 26.1%	43	56	+ 30.2%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	99.1%	98.1%	- 1.0%
New Listings	30	17	- 43.3%	327	364	+ 11.3%

* 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

