





TRENDS & INSIGHTS

- The year-over-year increase in price within the Allston/Brighton submarket can be attributed to seven closings at 214 Market Street – a 30-unit luxury development in Allston – while during the same period last year, there was a void of new deliveries.
- Also unique to Q1 2020 are seven units under agreement at Stadia50 (five of which are over \$1,000 PSF) a 46 unit development in Brighton that is scheduled to deliver end of this year.
- 214 Market Street and Stadia50 have an average price per square foot of \$920, almost \$300 PSF higher than the Allston/Brighton Q1 2019 average.
- The delivery of Stadia50, St. Gabriel's & 1515 Commonwealth will elevate Allston/Brighton prices to new heights by the end of 2022, despite the COVID-19 pandemic.



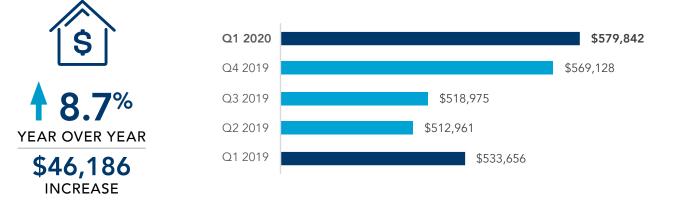




ALLSTON & BRIGHTON

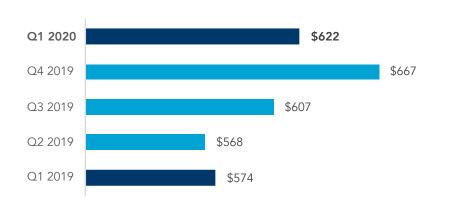
Q1 2020

AVERAGE SALES PRICE



AVERAGE COST PER SQ FT





NUMBER OF CLOSINGS

SOLD

Q1 2020 48 Q4 2019 60 50% Q3 2019 74 Q2 2019 75 YEAR OVER YEAR **16 UNIT** Q1 2019 32 **INCREASE**

Note: Data is sourced from MLS and Link



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