

Q1 2020 ALLSTON & BRIGHTON

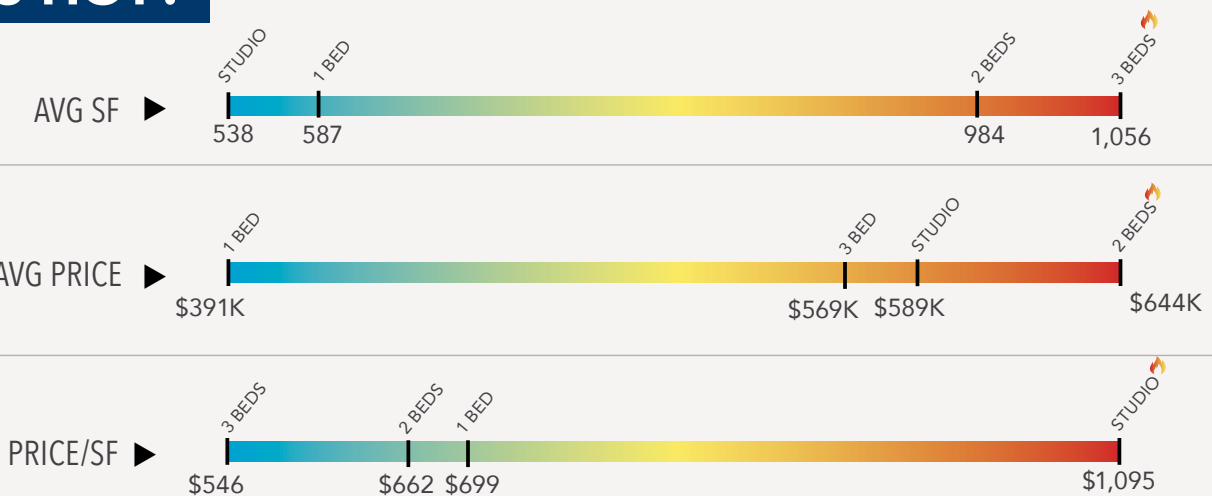


TRENDS & INSIGHTS

- 🔗 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.



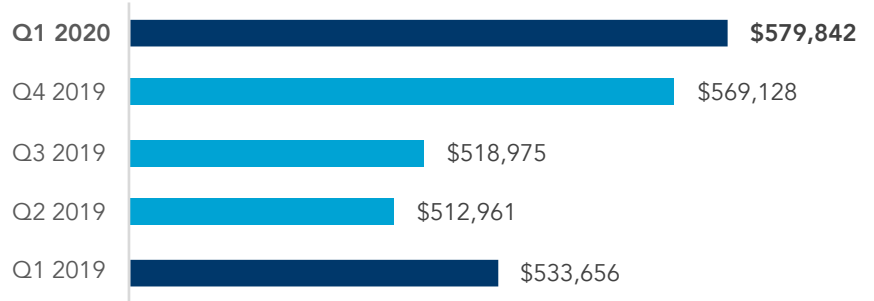
WHAT'S HOT?



AVERAGE SALES PRICE



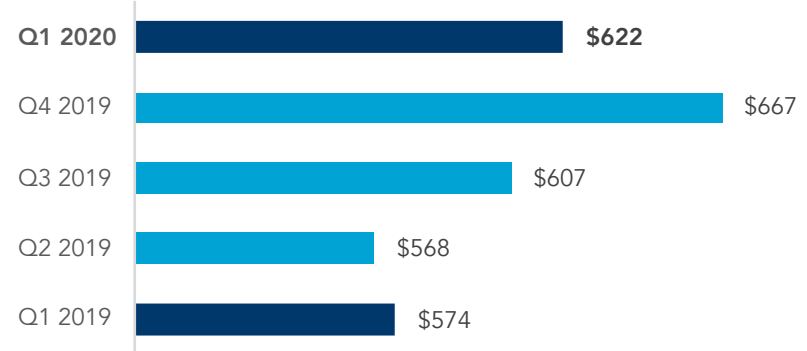
↑ 8.7%
 YEAR OVER YEAR
\$46,186
 INCREASE



AVERAGE COST PER SQ FT



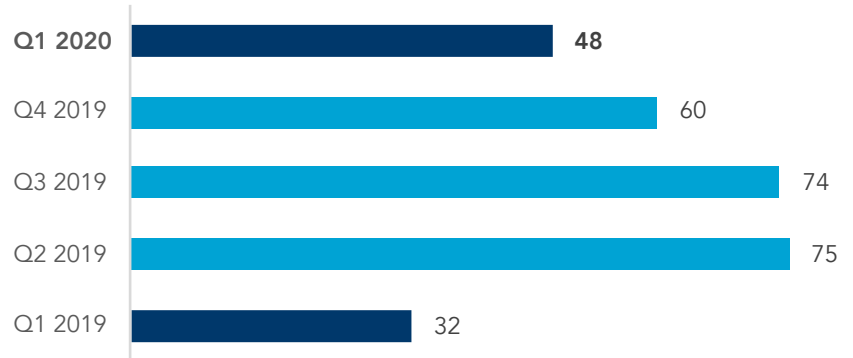
↑ 8.4%
 YEAR OVER YEAR
\$48
 INCREASE



NUMBER OF CLOSINGS



↑ 50%
 YEAR OVER YEAR
16 UNIT
 INCREASE



Note: Data is sourced from MLS and Link