

Q2 2020 ALLSTON & BRIGHTON

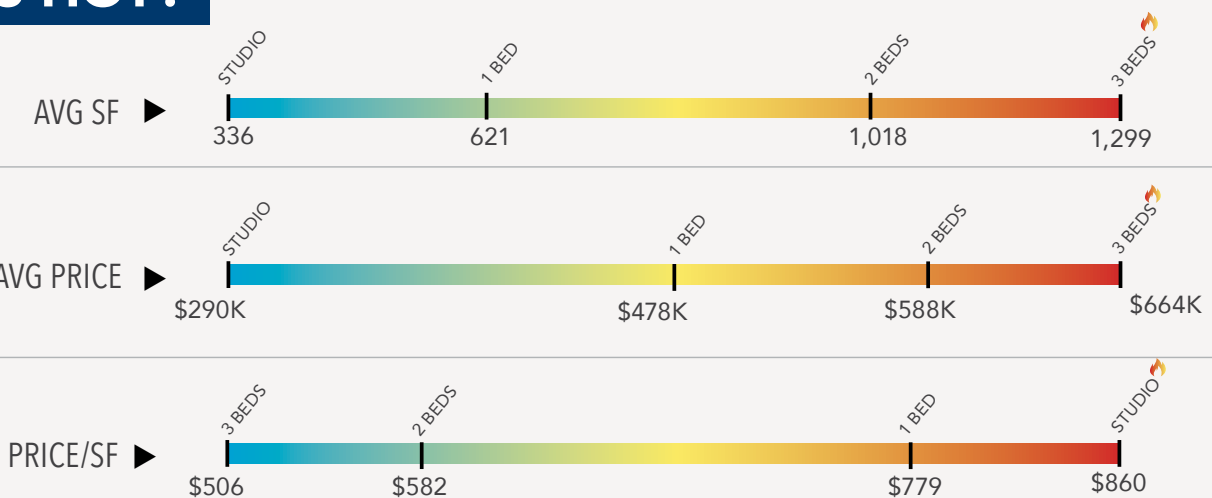


TRENDS & INSIGHTS

- Although Allston and Brighton experienced a dip in volume year over year just as nearly every other submarket did during Q2 2020, average price actually increased by 9% and \$/SF increased by 13%.
 - Allston/Brighton's year-over-year growth increase in price can be attributed to resales on Commonwealth Ave in Allston at the Aberdeen and The Lancaster, which have also achieved high \$/SF sales relative to the market
 - The Lancaster had a 2BR sale for \$828,000 (\$832 psf), far exceeding the \$587,583 average 2BR sale price
 - The Aberdeen had a 1BR sale for \$700,000 and a quarter-high \$1,025 psf



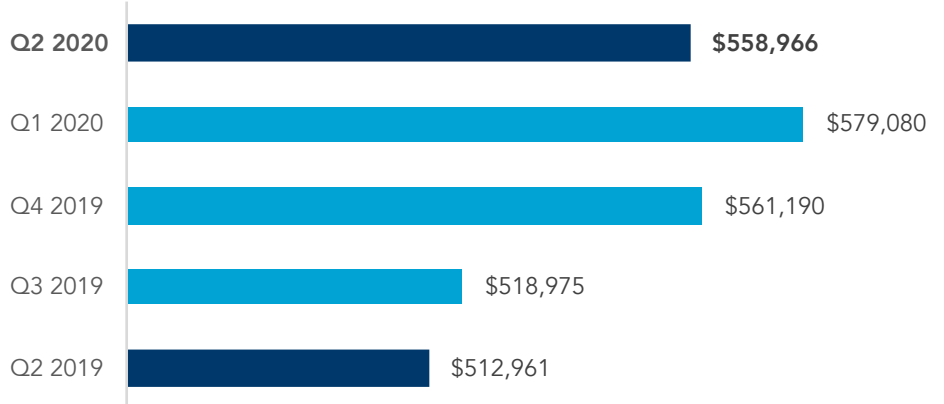
WHAT'S HOT?




AVERAGE SALES PRICE



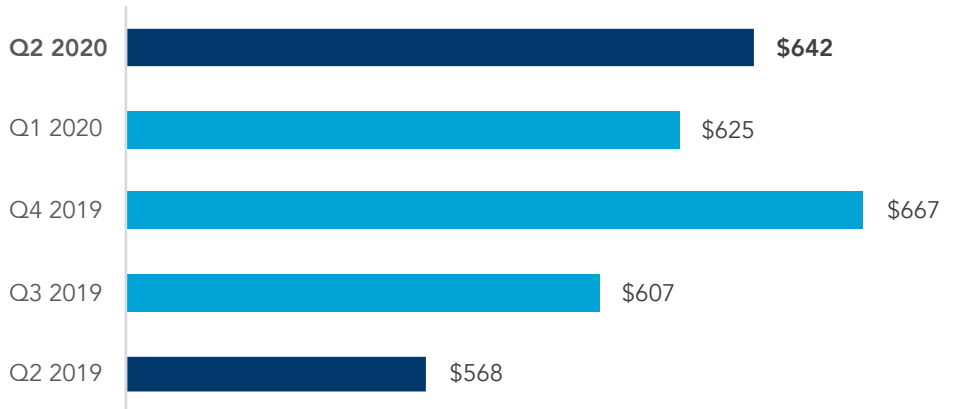
↑ 9.0%
YEAR OVER YEAR
\$46,005
INCREASE



AVERAGE COST PER SQ FT



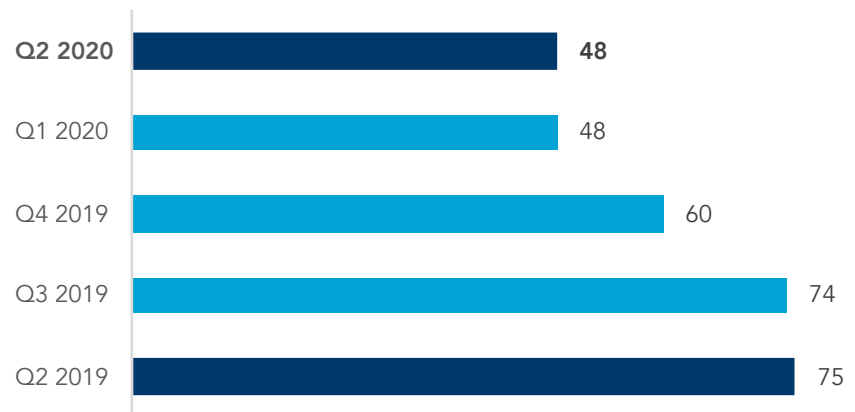
↑ 13%
YEAR OVER YEAR
\$74
INCREASE



NUMBER OF CLOSINGS



↓ 36%
YEAR OVER YEAR
27 UNIT
DECREASE



Note: Data is sourced from MLS