

Brighton, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Single Family

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	0	4	1	2	0
Average Days on Market	0	113	221	179	0
Average List Price	\$0.00	\$989,475.00	\$2,995,000.00	\$1,324,950.00	\$0.00
Average List \$ / SqFt	\$0.00	\$440.39	\$464.27	\$859.08	\$0.00
Approximate Absorption Rate	0.00%	60.42%	191.67%	100.00%	0.00%
Approximate Months Supply of Inventory	0.00	1.66	0.52	1.00	0.00
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	30	42	27	39	35
Average Original List Price	\$808,426.70	\$834,861.67	\$919,581.44	\$893,066.62	\$860,725.69
Average Original List \$ / SqFt	\$441.99	\$444.22	\$476.45	\$473.08	\$527.81
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	25	34	27	29	28
Average List Price	\$767,176.00	\$788,249.71	\$801,507.33	\$844,948.24	\$846,467.82
Average List \$ / SqFt	\$434.81	\$443.49	\$427.00	\$454.08	\$522.54
Average Days to Offer	25	17	39	19	18
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	8	12	8	11	6
Average Original List Price	\$931,462.50	\$865,525.00	\$938,600.00	\$850,909.00	\$983,400.00
Average Original List \$ / SqFt	\$507.91	\$445.68	\$547.43	\$479.06	\$602.62
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	24	29	23	24	28
Average Days on Market	32	32	55	25	26
Average Days to Offer	24	20	39	15	15
Average Sale Price	\$741,183.33	\$764,741.38	\$783,891.30	\$796,206.46	\$847,624.96
Average Sale \$ / SqFt	\$440.13	\$437.82	\$450.12	\$451.77	\$534.11
Average List Price	\$731,304.17	\$765,534.14	\$782,378.22	\$790,241.63	\$829,514.25
Average List \$ / SqFt	\$437.11	\$436.45	\$448.29	\$448.38	\$518.80
Average Original List Price	\$755,037.50	\$772,810.00	\$800,073.91	\$798,558.29	\$837,678.54
Average Original List \$ / SqFt	\$447.11	\$440.09	\$458.94	\$453.06	\$522.37
Average Sale Price as % of List Price	100.99%	100.54%	100.45%	100.80%	102.73%
Average Sale Price as % of Original List Price	99.11%	99.63%	98.45%	99.98%	102.05%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	30	42	27	39	35
Units Price Changed	8	12	8	11	6
Units Went Pending	25	34	27	29	28
Units Sold	24	29	23	24	31

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Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	19	14	18	46	29
Average Days on Market	41	90	114	118	106
Average List Price	\$770,631.58	\$567,620.50	\$626,244.44	\$594,356.52	\$632,958.62
Average List \$ / SqFt	\$803.15	\$567.73	\$709.92	\$688.87	\$822.11
Approximate Absorption Rate	95.18%	163.69%	81.94%	27.90%	78.16%
Approximate Months Supply of Inventory	1.05	0.61	1.22	3.58	1.28
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	286	293	243	284	413
Average Original List Price	\$494,533.49	\$568,974.01	\$553,035.23	\$581,678.49	\$615,941.78
Average Original List \$ / SqFt	\$583.92	\$629.05	\$622.05	\$651.86	\$717.22
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	250	254	195	192	347
Average List Price	\$466,286.96	\$564,813.44	\$535,504.93	\$565,239.49	\$611,056.93
Average List \$ / SqFt	\$565.49	\$640.62	\$604.25	\$640.67	\$711.11
Average Days to Offer	15	24	30	37	35
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	42	64	82	102	110
Average Original List Price	\$560,691.36	\$612,759.38	\$585,793.89	\$584,370.56	\$588,826.26
Average Original List \$ / SqFt	\$578.66	\$613.25	\$648.20	\$638.63	\$663.80
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	215	275	175	154	267
Average Days on Market	24	29	40	39	52
Average Days to Offer	14	22	31	27	38
Average Sale Price	\$449,439.14	\$576,135.09	\$533,496.98	\$549,648.55	\$564,721.54
Average Sale \$ / SqFt	\$558.66	\$665.44	\$600.12	\$597.42	\$660.51
Average List Price	\$433,592.74	\$569,919.71	\$538,327.19	\$555,973.25	\$567,984.51
Average List \$ / SqFt	\$536.18	\$655.57	\$604.06	\$604.49	\$664.54
Average Original List Price	\$436,341.95	\$572,204.64	\$549,250.62	\$563,030.47	\$575,442.19
Average Original List \$ / SqFt	\$538.61	\$658.02	\$614.97	\$612.27	\$672.84
Average Sale Price as % of List Price	104.19%	101.75%	99.24%	98.98%	99.44%
Average Sale Price as % of Original List Price	103.71%	101.32%	97.43%	97.78%	98.21%
Sold Units - Short Sale	1	0	0	0	0
Sold Units - Lender-Owned	0	0	1	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	287	293	243	284	413
Units Price Changed	42	64	82	102	110
Units Went Pending	250	256	196	192	347
Units Sold	217	275	177	154	272

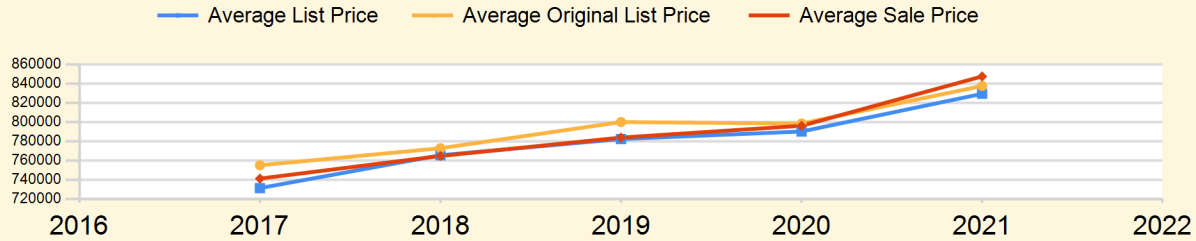
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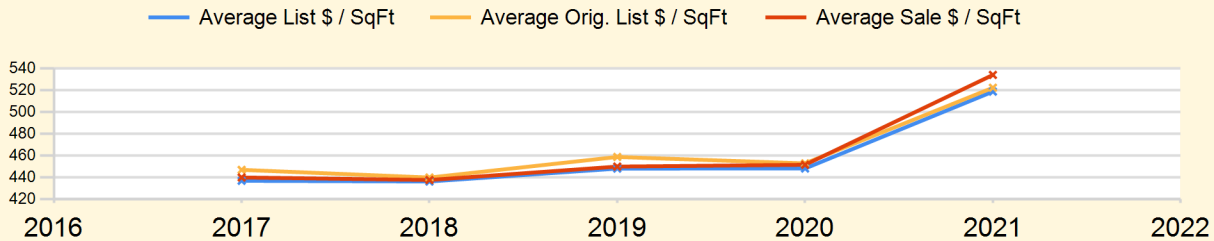
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$731,304.17	\$765,534.14	\$782,378.22	\$790,241.63	\$829,514.25
Original List Price	\$755,037.50	\$772,810.00	\$800,073.91	\$798,558.29	\$837,678.54
Sale Price	\$741,183.33	\$764,741.38	\$783,891.30	\$796,206.46	\$847,624.96

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$437.11	\$436.45	\$448.29	\$448.38	\$518.80
Orig. List \$ / SqFt	\$447.11	\$440.09	\$458.94	\$453.06	\$522.37
Sale \$ / SqFt	\$440.13	\$437.82	\$450.12	\$451.77	\$534.11

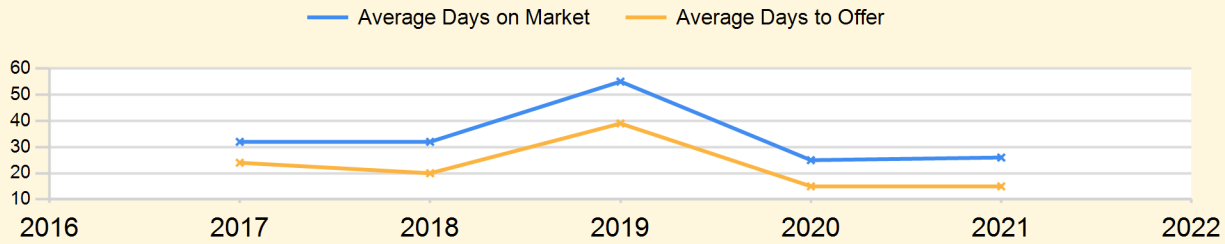
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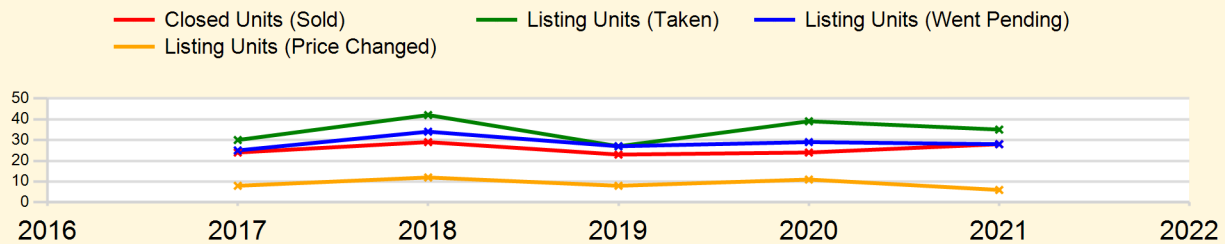
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Average Days to Offer (Sold Inventory - Year to Date)



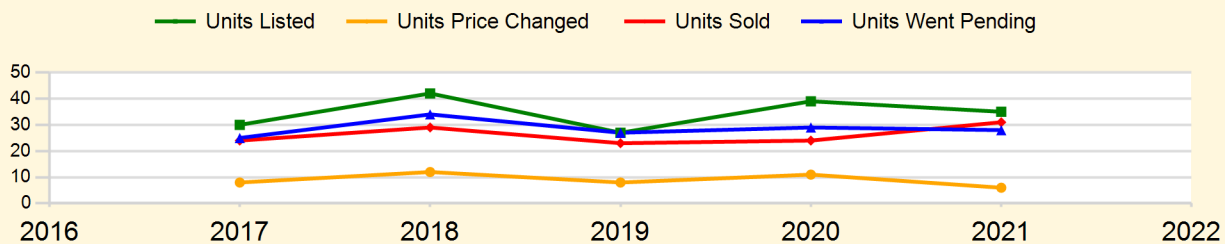
Solds / Year	2017	2018	2019	2020	2021
Days on Market	32	32	55	25	26
Days to Offer	24	20	39	15	15

Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
Units Sold	24	29	23	24	28
Units Price Changed	8	12	8	11	6
Units Taken	30	42	27	39	35
Units Went Pending	25	34	27	29	28

12 Months Activity



Category / Year	2017	2018	2019	2020	2021
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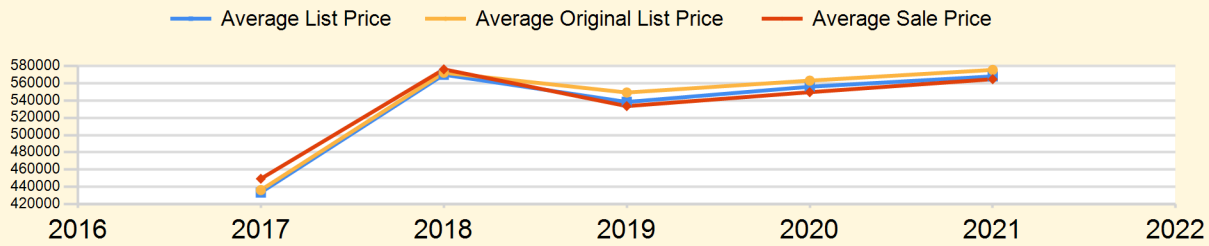
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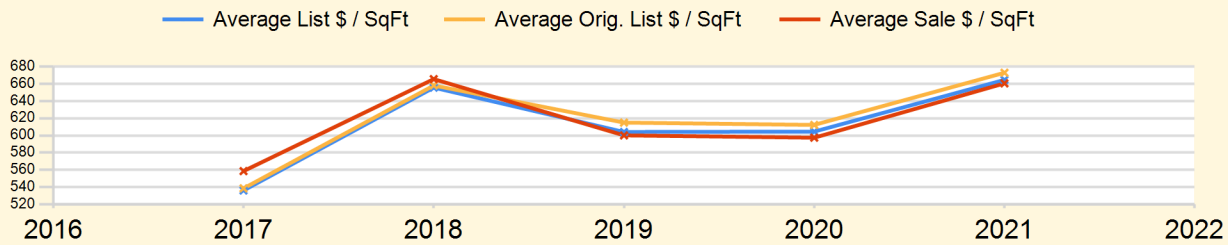
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$433,592.74	\$569,919.71	\$538,327.19	\$555,973.25	\$567,984.51
Original List Price	\$436,341.95	\$572,204.64	\$549,250.62	\$563,030.47	\$575,442.19
Sale Price	\$449,439.14	\$576,135.09	\$533,496.98	\$549,648.55	\$564,721.54

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$536.18	\$655.57	\$604.06	\$604.49	\$664.54
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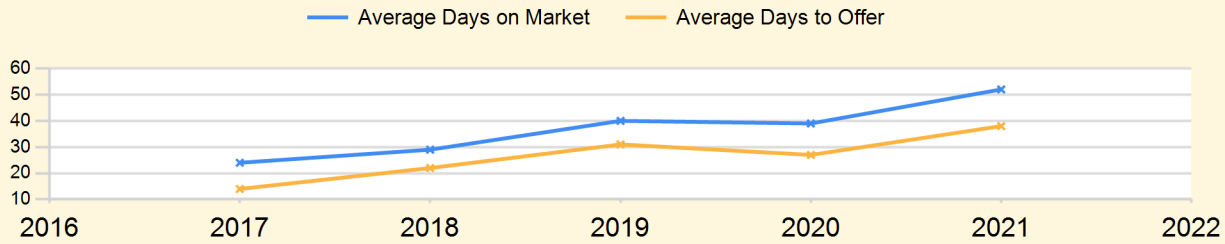
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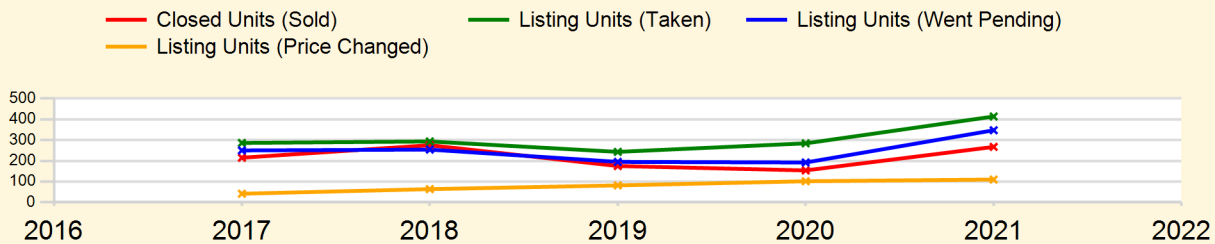
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



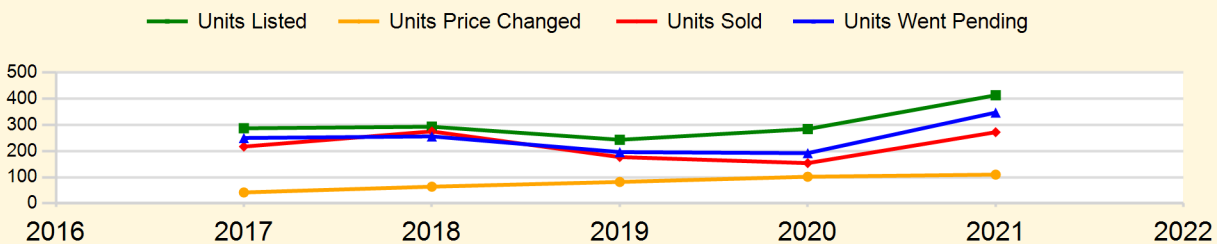
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