

# Allston, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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## HEADLINE NUMBERS

**\$781,010**

Typical Home Value (ZHVI)

▲ 4.5% YoY

**\$634,786**

Median Sale Price

Redfin, trailing 3 months

**\$620/sqft**

Median Price Per Sq Ft

▲ 2.1% YoY

**84**

Homes Currently For Sale

Active listings, all types

**30**

Homes Sold (May 2026)

Flat YoY (vs. 30 last year)

**29 days**

Avg. Days on Market

vs. 27 last year

## MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

**30**

Homes sold in May (flat YoY)

**\$620/sqft**

Median \$/sqft (▲ 2.1% YoY)

**29 days**

Avg. DOM (vs. 27 last year)

**72 / 100**

Compete Score — Very Competitive

## PRICE BY HOME SIZE (ESTIMATED)

| UNIT TYPE              | TYPICAL SIZE       | EST. PRICE RANGE        |
|------------------------|--------------------|-------------------------|
| Studio                 | ~450–600 sq ft     | \$260,000 – \$395,000   |
| 1 Bedroom              | ~650–850 sq ft     | \$375,000 – \$560,000   |
| 2 Bedroom              | ~950–1,300 sq ft   | \$550,000 – \$860,000   |
| 3+ Bed / Triple-Decker | ~1,500–2,400 sq ft | \$870,000 – \$1,585,000 |

## AGENT TAKEAWAY

A holding pattern: ZHVI unchanged at \$781,010 (▲ 4.5%) while the trailing median sale price stays \$634,786 (▼ 4.2%). \$620/sqft, 30 May sales, 29 days on market. The value/price gap is a small-unit mix effect — explain it before pricing.

Sources: Zillow Home Value Index (ZHVI) for typical home value; Zillow's Allston page reports typical home value only.

Redfin neighborhood data for median sale price, \$/sqft, homes sold, days on market, active listings and Compete Score. MAR for Greater Boston.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings.