

Brighton, Boston — Market Data

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

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HEADLINE NUMBERS

\$670,529

Typical Home Value (ZHVI)

▼ 2.9% YoY

\$668,275

Median Sale Price

Redfin, trailing 3 months

\$626/sqft

Median Price Per Sq Ft

▼ 2.9% YoY

190

Homes Currently For Sale

Active inventory, all types

80

Homes Sold (May 2026)

▼ 23.4% YoY (vs. 105)

18 days

Median Days to Pending

Zillow pending speed

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

80

Sold May (▼ 23.4% YoY)

\$626/sqft

Median \$/sqft (▼ 2.9% YoY)

28.5 days

Avg. DOM (Redfin current)

74 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$260,000 – \$410,000
1 Bedroom	~650–850 sq ft	\$375,000 – \$580,000
2 Bedroom	~950–1,300 sq ft	\$550,000 – \$885,000
3+ Bed / Triple-Decker	~1,500–2,400 sq ft	\$870,000 – \$1,630,000

AGENT TAKEAWAY

Inventory is the story: 190 active listings and 68 new ones, yet homes still pend in 18 days, days on market tightened to 28.5 and the Compete Score rose to 74. ZHVI \$670,529 (▼ 2.9%) and \$626/sqft mean buyers won't chase an ask.

Sources: Zillow ZHVI for typical home value, active inventory, new listings and median days to pending.

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

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