

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$3,100,000	\$1,875,000	- 39.5%	\$3,100,000	\$1,875,000	- 39.5%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	52	23	- 55.8%	52	23	- 55.8%
Percent of Original List Price Received*	99.3%	97.1%	- 2.2%	99.3%	97.1%	- 2.2%
New Listings	12	11	- 8.3%	12	11	- 8.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

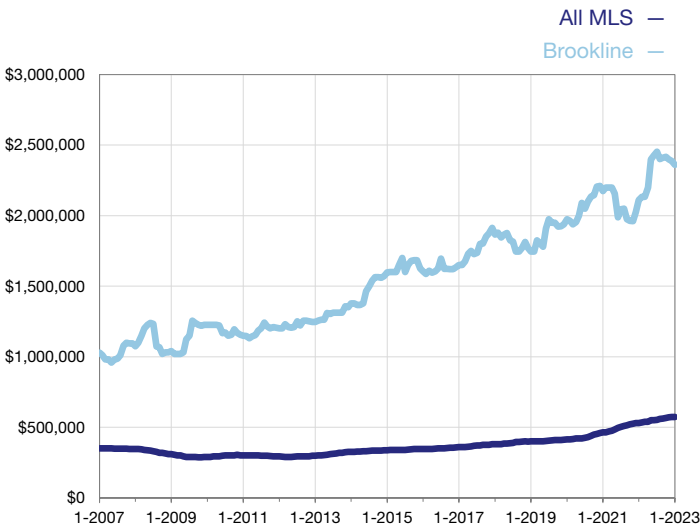
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	30	+ 42.9%	21	30	+ 42.9%
Closed Sales	32	15	- 53.1%	32	15	- 53.1%
Median Sales Price*	\$932,177	\$880,000	- 5.6%	\$932,177	\$880,000	- 5.6%
Inventory of Homes for Sale	47	39	- 17.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	41	64	+ 56.1%	41	64	+ 56.1%
Percent of Original List Price Received*	97.7%	94.2%	- 3.6%	97.7%	94.2%	- 3.6%
New Listings	32	29	- 9.4%	32	29	- 9.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

