

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	21	+ 50.0%	51	80	+ 56.9%
Closed Sales	11	8	- 27.3%	39	49	+ 25.6%
Median Sales Price*	\$2,099,000	\$1,671,000	- 20.4%	\$2,099,000	\$1,850,000	- 11.9%
Inventory of Homes for Sale	39	29	- 25.6%	--	--	--
Months Supply of Inventory	3.9	2.4	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	57	24	- 57.9%	76	52	- 31.6%
Percent of Original List Price Received*	96.9%	100.8%	+ 4.0%	97.0%	100.1%	+ 3.2%
New Listings	22	16	- 27.3%	79	98	+ 24.1%

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

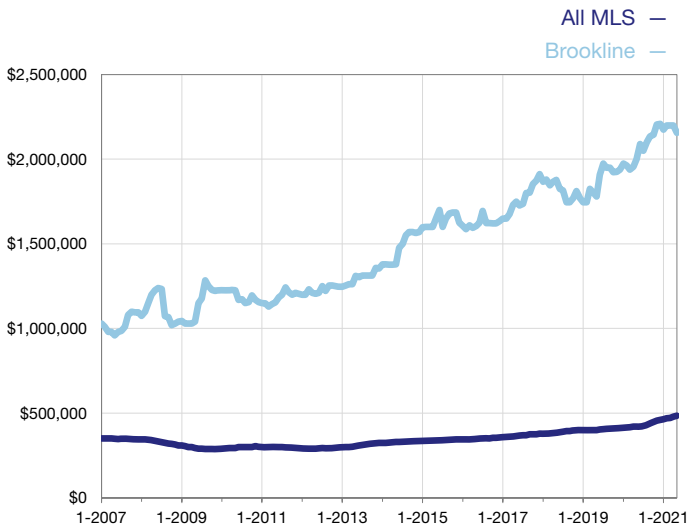
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	68	+ 161.5%	127	293	+ 130.7%
Closed Sales	19	65	+ 242.1%	102	223	+ 118.6%
Median Sales Price*	\$1,050,000	\$914,000	- 13.0%	\$905,500	\$826,200	- 8.8%
Inventory of Homes for Sale	86	100	+ 16.3%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	53	60	+ 13.2%
Percent of Original List Price Received*	98.6%	101.8%	+ 3.2%	97.8%	98.1%	+ 0.3%
New Listings	49	76	+ 55.1%	202	377	+ 86.6%

* 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

