

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	22	+ 4.8%	79	61	- 22.8%
Closed Sales	8	14	+ 75.0%	49	40	- 18.4%
Median Sales Price*	\$1,671,000	\$3,037,500	+ 81.8%	\$1,850,000	\$2,620,000	+ 41.6%
Inventory of Homes for Sale	33	16	- 51.5%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	52	35	- 32.7%
Percent of Original List Price Received*	100.8%	101.8%	+ 1.0%	100.1%	104.2%	+ 4.1%
New Listings	16	19	+ 18.8%	97	80	- 17.5%

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

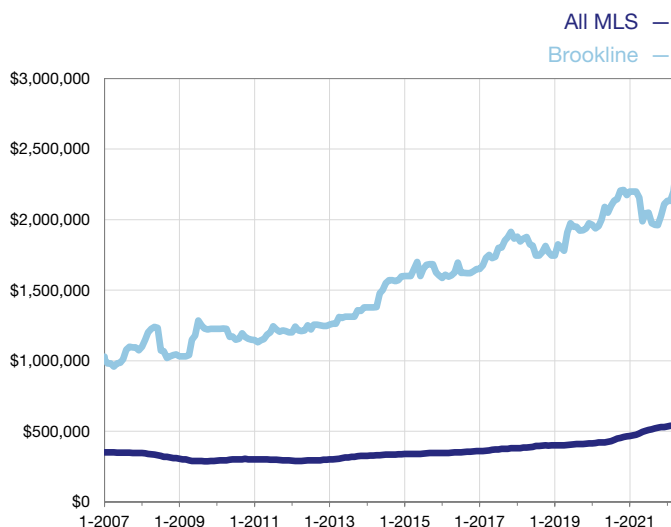
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	67	59	- 11.9%	291	249	- 14.4%
Closed Sales	65	57	- 12.3%	224	184	- 17.9%
Median Sales Price*	\$914,000	\$890,000	- 2.6%	\$838,050	\$905,000	+ 8.0%
Inventory of Homes for Sale	112	69	- 38.4%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	37	25	- 32.4%	60	41	- 31.7%
Percent of Original List Price Received*	101.8%	101.4%	- 0.4%	98.1%	100.0%	+ 1.9%
New Listings	76	76	0.0%	377	317	- 15.9%

* 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

