

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	6	- 62.5%	143	110	- 23.1%
Closed Sales	10	11	+ 10.0%	133	112	- 15.8%
Median Sales Price*	\$2,852,500	\$2,215,000	- 22.3%	\$1,965,000	\$2,367,500	+ 20.5%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	41	31	- 24.4%
Percent of Original List Price Received*	100.3%	99.7%	- 0.6%	99.7%	101.4%	+ 1.7%
New Listings	8	12	+ 50.0%	193	162	- 16.1%

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

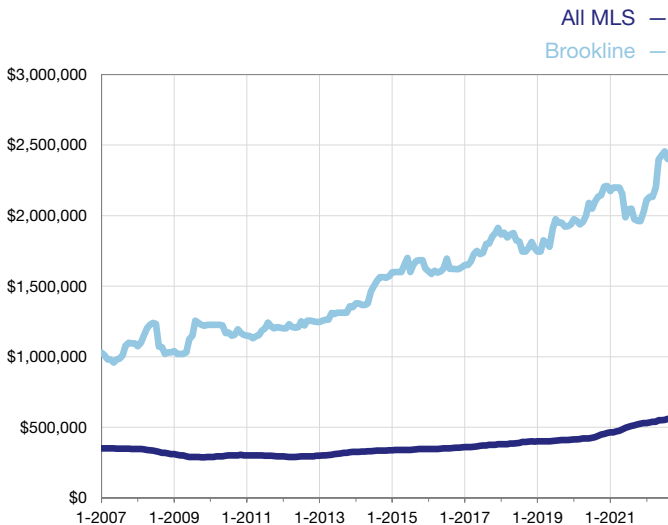
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	57	38	- 33.3%	561	416	- 25.8%
Closed Sales	36	28	- 22.2%	530	418	- 21.1%
Median Sales Price*	\$907,500	\$982,500	+ 8.3%	\$862,000	\$905,000	+ 5.0%
Inventory of Homes for Sale	75	70	- 6.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	34	44	+ 29.4%	45	37	- 17.8%
Percent of Original List Price Received*	100.3%	95.0%	- 5.3%	98.4%	99.3%	+ 0.9%
New Listings	24	33	+ 37.5%	715	602	- 15.8%

* 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

