

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	23	20	- 13.0%
Closed Sales	4	4	0.0%	20	9	- 55.0%
Median Sales Price*	\$1,902,500	\$1,755,000	- 7.8%	\$2,500,000	\$2,450,000	- 2.0%
Inventory of Homes for Sale	26	35	+ 34.6%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 30.3%	40	52	+ 30.0%
Percent of Original List Price Received*	103.1%	99.9%	- 3.1%	104.7%	95.8%	- 8.5%
New Listings	22	24	+ 9.1%	45	47	+ 4.4%

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

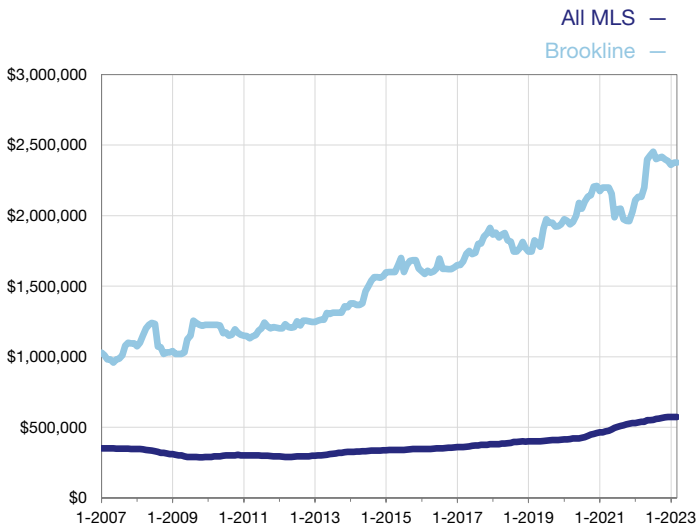
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	58	41	- 29.3%	108	89	- 17.6%
Closed Sales	37	24	- 35.1%	92	63	- 31.5%
Median Sales Price*	\$1,000,000	\$820,000	- 18.0%	\$975,177	\$806,000	- 17.3%
Inventory of Homes for Sale	71	67	- 5.6%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	59	+ 47.5%	48	59	+ 22.9%
Percent of Original List Price Received*	100.5%	96.4%	- 4.1%	98.5%	95.3%	- 3.2%
New Listings	79	68	- 13.9%	154	127	- 17.5%

* 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

