

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	17	+ 30.8%	36	36	0.0%
Closed Sales	6	6	0.0%	26	15	- 42.3%
Median Sales Price*	\$2,662,500	\$3,005,000	+ 12.9%	\$2,550,000	\$2,860,000	+ 12.2%
Inventory of Homes for Sale	31	41	+ 32.3%	--	--	--
Months Supply of Inventory	2.9	4.5	+ 55.2%	--	--	--
Cumulative Days on Market Until Sale	9	18	+ 100.0%	33	39	+ 18.2%
Percent of Original List Price Received*	108.0%	101.3%	- 6.2%	105.5%	98.0%	- 7.1%
New Listings	21	25	+ 19.0%	66	72	+ 9.1%

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

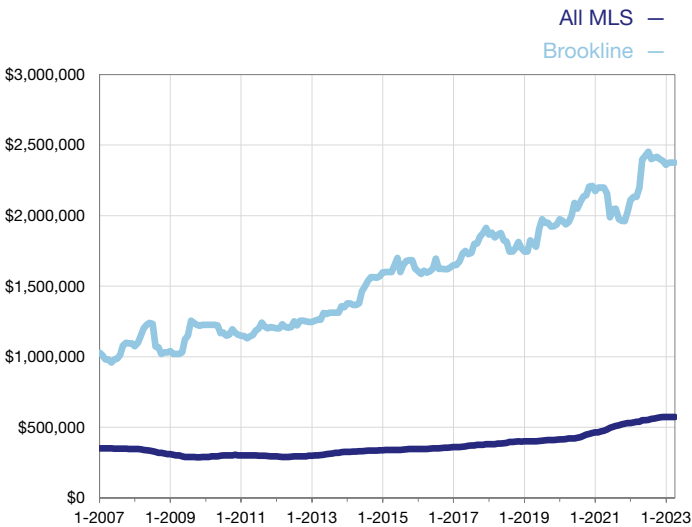
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	68	59	- 13.2%	176	142	- 19.3%
Closed Sales	35	29	- 17.1%	127	92	- 27.6%
Median Sales Price*	\$875,000	\$955,000	+ 9.1%	\$910,000	\$867,500	- 4.7%
Inventory of Homes for Sale	87	58	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	51	36	- 29.4%	48	52	+ 8.3%
Percent of Original List Price Received*	101.8%	100.8%	- 1.0%	99.4%	97.0%	- 2.4%
New Listings	91	49	- 46.2%	245	176	- 28.2%

* 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

