

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	26	+ 13.0%	59	61	+ 3.4%
Closed Sales	14	8	- 42.9%	40	24	- 40.0%
Median Sales Price*	\$3,037,500	\$2,964,000	- 2.4%	\$2,620,000	\$2,885,000	+ 10.1%
Inventory of Homes for Sale	21	41	+ 95.2%	--	--	--
Months Supply of Inventory	1.9	4.4	+ 131.6%	--	--	--
Cumulative Days on Market Until Sale	40	10	- 75.0%	35	28	- 20.0%
Percent of Original List Price Received*	101.8%	108.2%	+ 6.3%	104.2%	101.4%	- 2.7%
New Listings	18	35	+ 94.4%	77	99	+ 28.6%

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

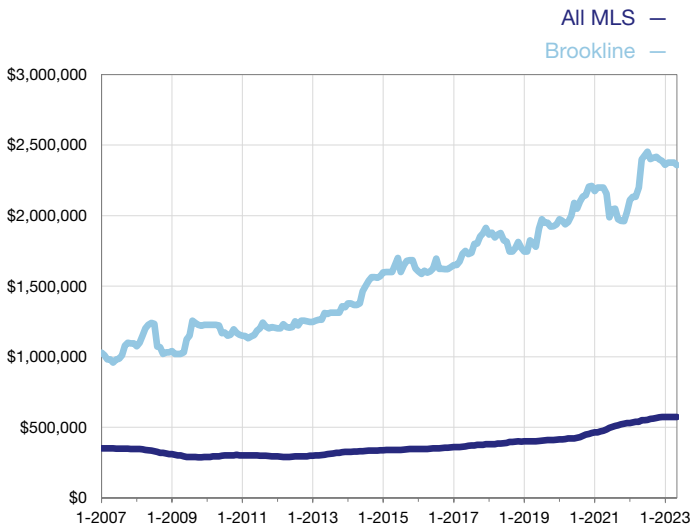
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	68	69	+ 1.5%	244	204	- 16.4%
Closed Sales	58	47	- 19.0%	185	139	- 24.9%
Median Sales Price*	\$870,000	\$1,150,000	+ 32.2%	\$905,000	\$905,000	0.0%
Inventory of Homes for Sale	83	60	- 27.7%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	25	48	+ 92.0%	41	51	+ 24.4%
Percent of Original List Price Received*	101.4%	98.5%	- 2.9%	100.0%	97.5%	- 2.5%
New Listings	74	70	- 5.4%	313	240	- 23.3%

* 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

