

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	24	+ 140.0%	69	81	+ 17.4%
Closed Sales	22	27	+ 22.7%	62	52	- 16.1%
Median Sales Price*	\$2,357,500	\$2,510,000	+ 6.5%	\$2,500,000	\$2,880,000	+ 15.2%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--
Cumulative Days on Market Until Sale	37	30	- 18.9%	36	28	- 22.2%
Percent of Original List Price Received*	101.8%	102.0%	+ 0.2%	103.3%	101.5%	- 1.7%
New Listings	15	19	+ 26.7%	92	118	+ 28.3%

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

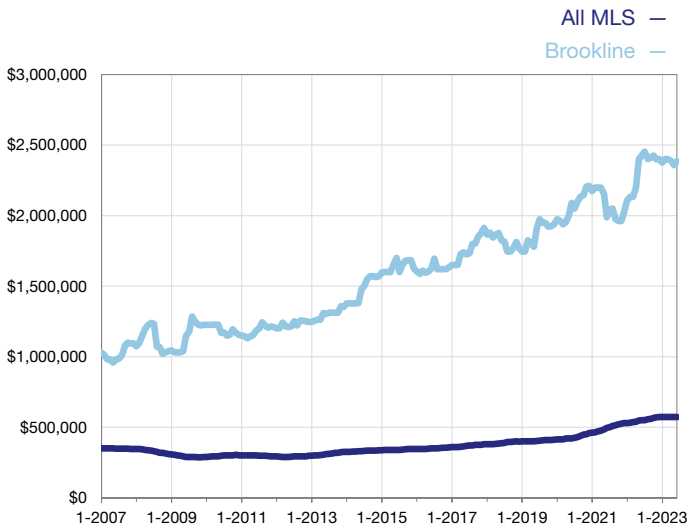
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	47	+ 51.6%	275	244	- 11.3%
Closed Sales	72	62	- 13.9%	257	202	- 21.4%
Median Sales Price*	\$877,500	\$1,015,000	+ 15.7%	\$899,000	\$930,000	+ 3.4%
Inventory of Homes for Sale	93	49	- 47.3%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	36	46	+ 27.8%
Percent of Original List Price Received*	101.6%	99.7%	- 1.9%	100.5%	98.2%	- 2.3%
New Listings	52	49	- 5.8%	365	290	- 20.5%

* 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

