

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	79	89	+ 12.7%
Closed Sales	12	11	- 8.3%	74	63	- 14.9%
Median Sales Price*	\$2,677,500	\$1,825,000	- 31.8%	\$2,500,000	\$2,510,000	+ 0.4%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	17	- 46.9%	35	26	- 25.7%
Percent of Original List Price Received*	98.3%	100.9%	+ 2.6%	102.5%	101.4%	- 1.1%
New Listings	9	9	0.0%	101	126	+ 24.8%

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

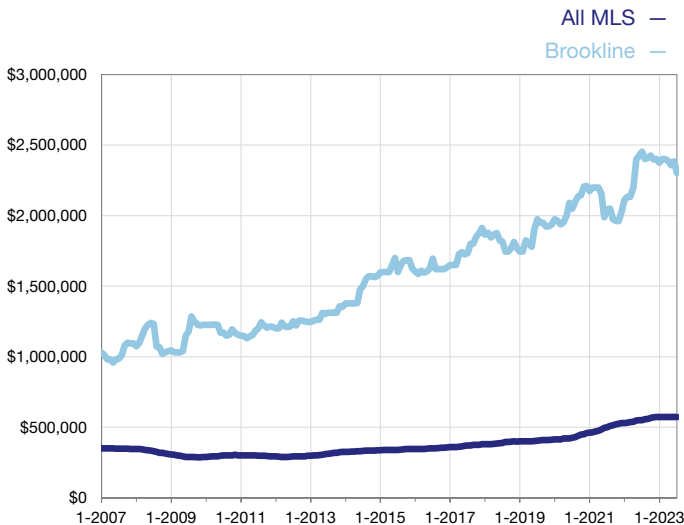
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	30	+ 20.0%	300	269	- 10.3%
Closed Sales	49	47	- 4.1%	306	250	- 18.3%
Median Sales Price*	\$875,000	\$835,000	- 4.6%	\$897,000	\$912,000	+ 1.7%
Inventory of Homes for Sale	100	49	- 51.0%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	36	42	+ 16.7%
Percent of Original List Price Received*	98.8%	99.5%	+ 0.7%	100.2%	98.4%	- 1.8%
New Listings	45	36	- 20.0%	410	323	- 21.2%

* 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

