

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	84	95	+ 13.1%
Closed Sales	13	17	+ 30.8%	87	80	- 8.0%
Median Sales Price*	\$1,900,000	\$2,375,000	+ 25.0%	\$2,460,000	\$2,475,000	+ 0.6%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	33	26	- 21.2%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	102.0%	100.9%	- 1.1%
New Listings	5	5	0.0%	106	131	+ 23.6%

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

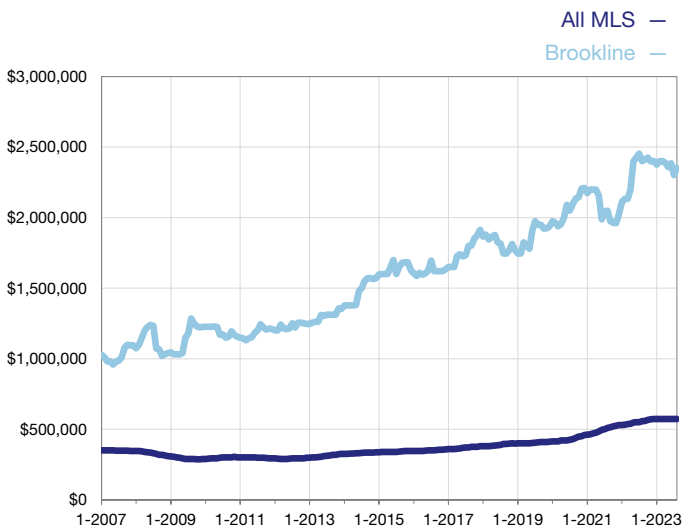
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	25	+ 25.0%	320	289	- 9.7%
Closed Sales	36	36	0.0%	342	286	- 16.4%
Median Sales Price*	\$1,023,750	\$990,000	- 3.3%	\$905,707	\$922,000	+ 1.8%
Inventory of Homes for Sale	92	51	- 44.6%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	45	30	- 33.3%	37	41	+ 10.8%
Percent of Original List Price Received*	96.3%	100.5%	+ 4.4%	99.8%	98.7%	- 1.1%
New Listings	26	31	+ 19.2%	436	352	- 19.3%

* 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

