

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	93	100	+ 7.5%
Closed Sales	6	12	+ 100.0%	93	92	- 1.1%
Median Sales Price*	\$2,012,500	\$2,415,000	+ 20.0%	\$2,425,000	\$2,475,000	+ 2.1%
Inventory of Homes for Sale	26	27	+ 3.8%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 16.1%	33	26	- 21.2%
Percent of Original List Price Received*	97.7%	99.0%	+ 1.3%	101.8%	100.7%	- 1.1%
New Listings	19	19	0.0%	125	150	+ 20.0%

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

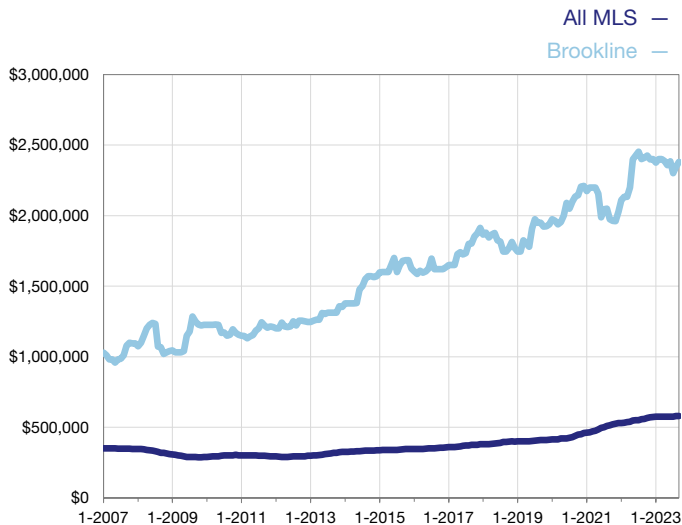
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	26	- 13.3%	350	315	- 10.0%
Closed Sales	19	22	+ 15.8%	361	311	- 13.9%
Median Sales Price*	\$800,000	\$941,350	+ 17.7%	\$905,000	\$930,000	+ 2.8%
Inventory of Homes for Sale	102	90	- 11.8%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	34	51	+ 50.0%	37	42	+ 13.5%
Percent of Original List Price Received*	98.2%	96.5%	- 1.7%	99.7%	98.5%	- 1.2%
New Listings	64	73	+ 14.1%	500	426	- 14.8%

* 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

