

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	103	108	+ 4.9%
Closed Sales	9	6	- 33.3%	102	98	- 3.9%
Median Sales Price*	\$1,700,000	\$3,525,000	+ 107.4%	\$2,405,000	\$2,500,000	+ 4.0%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	30	16	- 46.7%	33	26	- 21.2%
Percent of Original List Price Received*	97.6%	105.5%	+ 8.1%	101.4%	101.0%	- 0.4%
New Listings	7	12	+ 71.4%	132	160	+ 21.2%

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

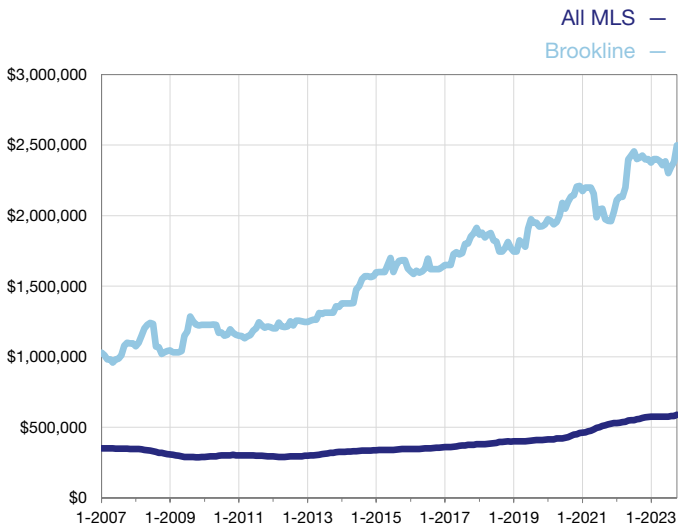
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	45	+ 66.7%	377	357	- 5.3%
Closed Sales	29	18	- 37.9%	390	330	- 15.4%
Median Sales Price*	\$801,000	\$871,750	+ 8.8%	\$892,500	\$927,500	+ 3.9%
Inventory of Homes for Sale	109	80	- 26.6%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	37	41	+ 10.8%
Percent of Original List Price Received*	98.4%	98.7%	+ 0.3%	99.6%	98.5%	- 1.1%
New Listings	44	39	- 11.4%	544	465	- 14.5%

* 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

