

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	108	114	+ 5.6%
Closed Sales	11	6	- 45.5%	113	104	- 8.0%
Median Sales Price*	\$2,215,000	\$2,075,000	- 6.3%	\$2,375,000	\$2,475,000	+ 4.2%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	31	26	- 16.1%
Percent of Original List Price Received*	99.7%	98.3%	- 1.4%	101.2%	100.8%	- 0.4%
New Listings	10	9	- 10.0%	142	168	+ 18.3%

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

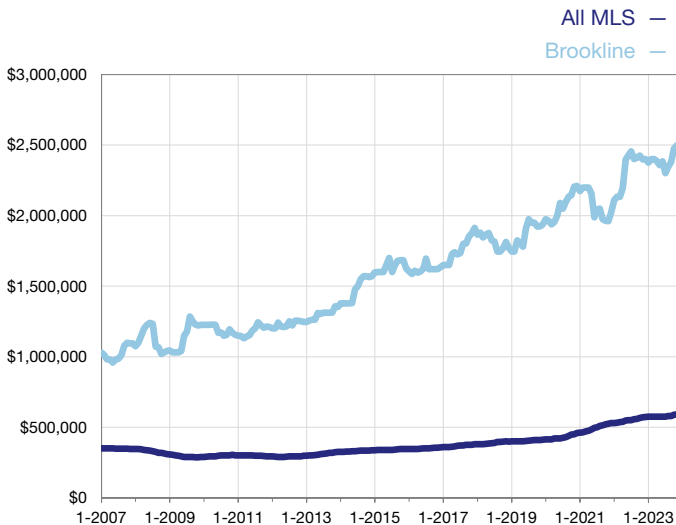
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	26	- 27.8%	411	378	- 8.0%
Closed Sales	28	32	+ 14.3%	418	363	- 13.2%
Median Sales Price*	\$982,500	\$801,250	- 18.4%	\$905,000	\$915,000	+ 1.1%
Inventory of Homes for Sale	85	59	- 30.6%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	37	40	+ 8.1%
Percent of Original List Price Received*	95.0%	97.0%	+ 2.1%	99.3%	98.4%	- 0.9%
New Listings	33	18	- 45.5%	577	481	- 16.6%

* 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

