

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brookline

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	109	119	+ 9.2%
Closed Sales	6	8	+ 33.3%	119	113	- 5.0%
Median Sales Price*	\$3,742,500	<b>\$1,800,000</b>	- 51.9%	\$2,400,000	<b>\$2,425,000</b>	+ 1.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	80	25	- 68.8%	34	26	- 23.5%
Percent of Original List Price Received*	100.5%	<b>96.5%</b>	- 4.0%	101.2%	<b>100.5%</b>	- 0.7%
New Listings	2	4	+ 100.0%	144	175	+ 21.5%

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

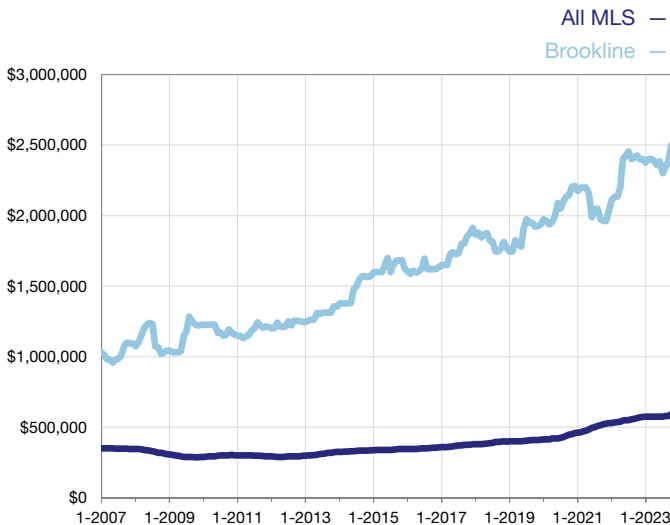
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	426	394	- 7.5%
Closed Sales	35	26	- 25.7%	453	389	- 14.1%
Median Sales Price*	\$1,075,000	<b>\$781,750</b>	- 27.3%	\$910,000	<b>\$900,000</b>	- 1.1%
Inventory of Homes for Sale	55	39	- 29.1%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	49	35	- 28.6%	38	40	+ 5.3%
Percent of Original List Price Received*	94.3%	<b>97.1%</b>	+ 3.0%	98.9%	<b>98.3%</b>	- 0.6%
New Listings	10	10	0.0%	587	489	- 16.7%

\* 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

