

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brookline

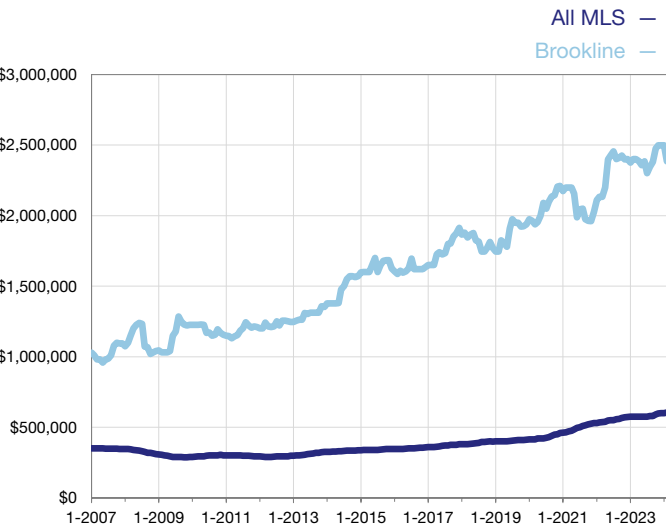
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	9	11	+ 22.2%
Closed Sales	3	8	+ 166.7%	6	12	+ 100.0%
Median Sales Price*	\$5,250,000	\$2,109,000	- 59.8%	\$4,875,000	\$2,379,000	- 51.2%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--
Cumulative Days on Market Until Sale	84	48	- 42.9%	51	69	+ 35.3%
Percent of Original List Price Received*	89.5%	101.0%	+ 12.8%	92.5%	96.7%	+ 4.5%
New Listings	10	12	+ 20.0%	19	21	+ 10.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	33	+ 50.0%	47	42	- 10.6%
Closed Sales	24	8	- 66.7%	39	33	- 15.4%
Median Sales Price*	\$770,000	\$970,000	+ 26.0%	\$806,000	\$1,083,032	+ 34.4%
Inventory of Homes for Sale	53	60	+ 13.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	55	35	- 36.4%	59	57	- 3.4%
Percent of Original List Price Received*	94.8%	99.2%	+ 4.6%	94.6%	94.8%	+ 0.2%
New Listings	29	41	+ 41.4%	55	74	+ 34.5%

\* 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

