

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	6	- 40.0%	19	16	- 15.8%
Closed Sales	4	3	- 25.0%	10	15	+ 50.0%
Median Sales Price*	\$1,755,000	\$1,935,000	+ 10.3%	\$2,875,000	\$2,350,000	- 18.3%
Inventory of Homes for Sale	37	31	- 16.2%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	43	55	+ 27.9%	48	66	+ 37.5%
Percent of Original List Price Received*	99.9%	91.7%	- 8.2%	95.5%	95.7%	+ 0.2%
New Listings	22	19	- 13.6%	41	39	- 4.9%

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

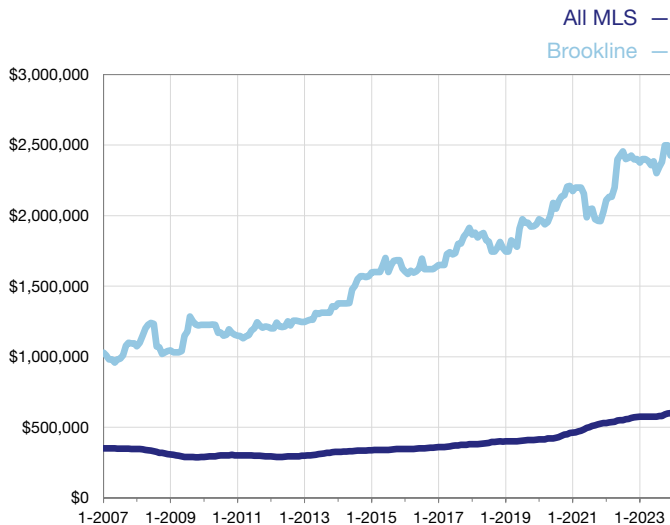
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	35	46	+ 31.4%	82	83	+ 1.2%
Closed Sales	24	24	0.0%	63	57	- 9.5%
Median Sales Price*	\$820,000	\$911,250	+ 11.1%	\$806,000	\$1,000,000	+ 24.1%
Inventory of Homes for Sale	75	68	- 9.3%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	59	44	- 25.4%	59	52	- 11.9%
Percent of Original List Price Received*	96.4%	97.1%	+ 0.7%	95.3%	95.8%	+ 0.5%
New Listings	68	57	- 16.2%	123	130	+ 5.7%

* 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

