

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brookline

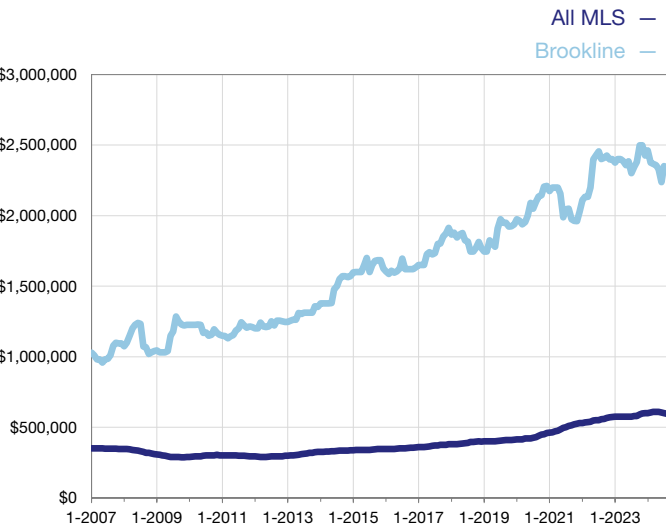
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	92	70	- 23.9%
Closed Sales	17	10	- 41.2%	80	66	- 17.5%
Median Sales Price*	\$2,375,000	\$2,850,000	+ 20.0%	\$2,475,000	\$2,354,000	- 4.9%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	2.7	4.6	+ 70.4%	--	--	--
Cumulative Days on Market Until Sale	26	95	+ 265.4%	26	52	+ 100.0%
Percent of Original List Price Received*	99.1%	93.2%	- 6.0%	100.9%	97.4%	- 3.5%
New Listings	5	3	- 40.0%	130	129	- 0.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	26	+ 8.3%	287	265	- 7.7%
Closed Sales	38	27	- 28.9%	289	254	- 12.1%
Median Sales Price*	\$1,012,500	\$925,000	- 8.6%	\$930,000	\$880,000	- 5.4%
Inventory of Homes for Sale	59	52	- 11.9%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	41	36	- 12.2%
Percent of Original List Price Received*	100.1%	99.0%	- 1.1%	98.6%	99.0%	+ 0.4%
New Listings	30	21	- 30.0%	351	362	+ 3.1%

\* 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

