

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

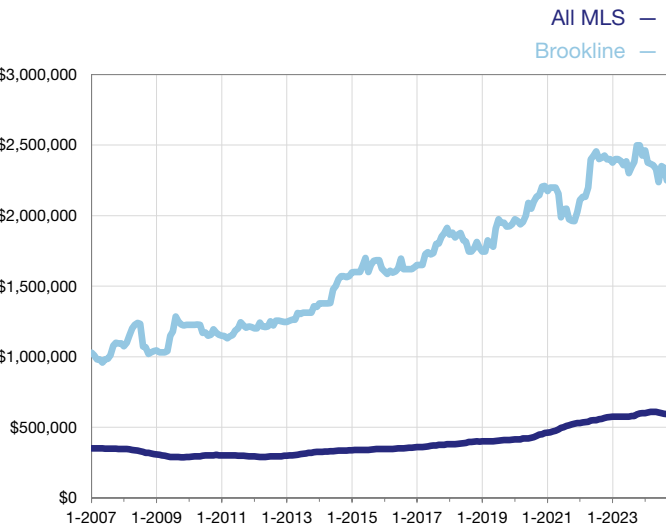
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	99	79	- 20.2%
Closed Sales	12	4	- 66.7%	92	70	- 23.9%
Median Sales Price*	\$2,415,000	\$5,850,000	+ 142.2%	\$2,475,000	\$2,390,022	- 3.4%
Inventory of Homes for Sale	30	48	+ 60.0%	--	--	--
Months Supply of Inventory	3.1	6.0	+ 93.5%	--	--	--
Cumulative Days on Market Until Sale	26	170	+ 553.8%	26	59	+ 126.9%
Percent of Original List Price Received*	99.0%	92.0%	- 7.1%	100.7%	97.1%	- 3.6%
New Listings	17	23	+ 35.3%	147	151	+ 2.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	39	+ 62.5%	311	301	- 3.2%
Closed Sales	23	26	+ 13.0%	312	282	- 9.6%
Median Sales Price*	\$965,000	\$1,005,000	+ 4.1%	\$930,000	\$880,500	- 5.3%
Inventory of Homes for Sale	99	82	- 17.2%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	50	59	+ 18.0%	42	38	- 9.5%
Percent of Original List Price Received*	96.7%	96.7%	0.0%	98.5%	98.8%	+ 0.3%
New Listings	72	68	- 5.6%	423	434	+ 2.6%

* 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

