

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

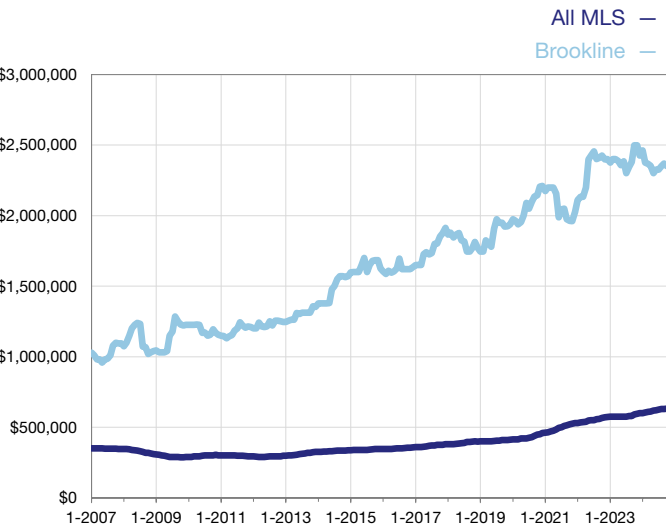
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	15	+ 66.7%	108	92	- 14.8%
Closed Sales	6	9	+ 50.0%	98	80	- 18.4%
Median Sales Price*	\$3,525,000	\$2,040,000	- 42.1%	\$2,500,000	\$2,369,022	- 5.2%
Inventory of Homes for Sale	30	46	+ 53.3%	--	--	--
Months Supply of Inventory	3.2	5.5	+ 71.9%	--	--	--
Cumulative Days on Market Until Sale	16	73	+ 356.3%	26	62	+ 138.5%
Percent of Original List Price Received*	105.5%	99.1%	- 6.1%	101.0%	97.2%	- 3.8%
New Listings	11	16	+ 45.5%	158	167	+ 5.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	38	47	+ 23.7%	349	342	- 2.0%
Closed Sales	19	36	+ 89.5%	331	318	- 3.9%
Median Sales Price*	\$853,500	\$959,500	+ 12.4%	\$925,000	\$888,000	- 4.0%
Inventory of Homes for Sale	93	82	- 11.8%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 25.0%	41	38	- 7.3%
Percent of Original List Price Received*	98.7%	99.9%	+ 1.2%	98.5%	99.0%	+ 0.5%
New Listings	39	54	+ 38.5%	462	485	+ 5.0%

* 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

