

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

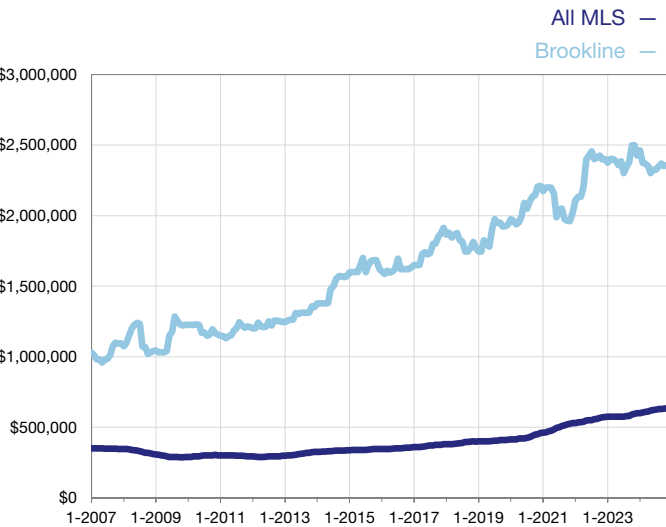
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	114	102	- 10.5%
Closed Sales	7	10	+ 42.9%	105	92	- 12.4%
Median Sales Price*	\$2,150,000	\$1,687,500	- 21.5%	\$2,500,000	\$2,310,000	- 7.6%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--
Months Supply of Inventory	2.7	3.3	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	25	57	+ 128.0%	26	61	+ 134.6%
Percent of Original List Price Received*	98.2%	94.5%	- 3.8%	100.8%	96.6%	- 4.2%
New Listings	9	5	- 44.4%	167	171	+ 2.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	41	+ 57.7%	375	377	+ 0.5%
Closed Sales	32	36	+ 12.5%	363	355	- 2.2%
Median Sales Price*	\$801,250	\$837,500	+ 4.5%	\$915,000	\$881,000	- 3.7%
Inventory of Homes for Sale	70	52	- 25.7%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	34	45	+ 32.4%	40	39	- 2.5%
Percent of Original List Price Received*	97.0%	98.6%	+ 1.6%	98.4%	98.9%	+ 0.5%
New Listings	17	17	0.0%	479	503	+ 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

