

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	8	+ 300.0%	116	109	- 6.0%
Closed Sales	8	12	+ 50.0%	113	104	- 8.0%
Median Sales Price*	\$1,800,000	\$2,650,000	+ 47.2%	\$2,425,000	\$2,335,000	- 3.7%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	25	64	+ 156.0%	26	61	+ 134.6%
Percent of Original List Price Received*	96.5%	93.3%	- 3.3%	100.5%	96.2%	- 4.3%
New Listings	4	1	- 75.0%	171	173	+ 1.2%

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

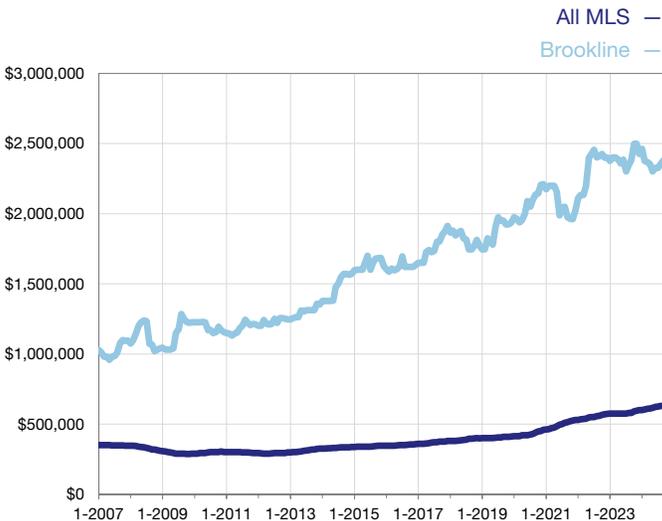
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	16	0.0%	391	389	- 0.5%
Closed Sales	27	34	+ 25.9%	390	390	0.0%
Median Sales Price*	\$784,500	\$1,143,750	+ 45.8%	\$900,000	\$904,000	+ 0.4%
Inventory of Homes for Sale	45	27	- 40.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	34	59	+ 73.5%	40	40	0.0%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.3%	98.3%	98.8%	+ 0.5%
New Listings	11	2	- 81.8%	490	505	+ 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

