

# Brookline, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

## Multi Family

Listing Inventory on October 3	2021	2022	Var.	Var. %	Trend
Listing Units	4	7	3	75%	↑
Average Days on Market	172	156	-16	-9.30%	↓
Average List Price	\$5,236,250.00	\$3,661,857.14	-\$1,574,392.86	-30.07%	↓
Average List \$ / SqFt	\$617.05	\$679.03	\$61.98	10.04%	↑
Approximate Absorption Rate	56.25%	27.38%	-28.87%	-51.32%	↓
Approximate Months Supply of Inventory	1.78	3.65	1.87	105.06%	↑
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	31	23	-8	-25.81%	↓
Average Original List Price	\$2,813,670.90	\$2,743,743.39	-\$69,927.51	-2.49%	↓
Average Original List \$ / SqFt	\$591.16	\$596.32	\$5.16	0.87%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	22	15	-7	-31.82%	↓
Average List Price	\$2,066,309.05	\$2,287,866.53	\$221,557.48	10.72%	↑
Average List \$ / SqFt	\$542.67	\$557.18	\$14.51	2.67%	↑
Average Days to Offer	42	29	-13	-30.95%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	8	8	0	0%	↔
Average Original List Price	\$2,145,500.00	\$3,448,625.00	\$1,303,125.00	60.74%	↑
Average Original List \$ / SqFt	\$637.81	\$656.67	\$18.86	2.96%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	21	15	-6	-28.57%	↓
Average Days on Market	60	46	-14	-23.33%	↓
Average Days to Offer	43	33	-10	-23.26%	↓
Average Sale Price	\$2,091,900.00	\$2,352,010.67	\$260,110.67	12.43%	↑
Average Sale \$ / SqFt	\$514.36	\$552.00	\$37.64	7.32%	↑
Average List Price	\$2,201,519.00	\$2,317,599.87	\$116,080.87	5.27%	↑
Average List \$ / SqFt	\$539.45	\$552.60	\$13.15	2.44%	↑
Average Original List Price	\$2,259,857.10	\$2,340,939.87	\$81,082.77	3.59%	↑
Average Original List \$ / SqFt	\$558.73	\$555.95	-\$2.78	-0.50%	↓
Average Sale Price as % of List Price	95.53%	101.88%	6.35%	6.65%	↑
Average Sale Price as % of Original List Price	92.60%	101.55%	8.95%	9.67%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of October 3	2021	2022	Var.	Var. %	Trend
Units Listed	42	34	-8	-19.05%	↓
Units Price Changed	12	10	-2	-16.67%	↓
Units Went Pending	29	21	-8	-27.59%	↓
Units Sold	27	23	-4	-14.81%	↓

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