

# Brookline, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

## Condominium

Listing Inventory on June 28	2023	2024	Var.	Var. %	Trend
Listing Units	50	70	20	40%	↑
Average Days on Market	46	81	35	76.09%	↑
Average List Price	\$1,687,683.98	\$1,651,864.26	-\$35,819.72	-2.12%	↓
Average List \$ / SqFt	\$887.74	\$884.34	-\$3.40	-0.38%	↓
Approximate Absorption Rate	67.50%	45.60%	-21.90%	-32.44%	↓
Approximate Months Supply of Inventory	1.48	2.19	0.71	47.97%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	303	322	19	6.27%	↑
Average Original List Price	\$1,269,856.74	\$1,254,194.38	-\$15,662.36	-1.23%	↓
Average Original List \$ / SqFt	\$815.31	\$842.20	\$26.89	3.30%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	254	232	-22	-8.66%	↓
Average List Price	\$1,137,427.53	\$1,091,380.52	-\$46,047.01	-4.05%	↓
Average List \$ / SqFt	\$797.07	\$811.16	\$14.09	1.77%	↑
Average Days to Offer	30	25	-5	-16.67%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	60	84	24	40%	↑
Average Original List Price	\$1,496,539.97	\$1,354,696.39	-\$141,843.58	-9.48%	↓
Average Original List \$ / SqFt	\$844.72	\$857.51	\$12.79	1.51%	↑
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	195	186	-9	-4.62%	↓
Average Days on Market	46	37	-9	-19.57%	↓
Average Days to Offer	34	28	-6	-17.65%	↓
Average Sale Price	\$1,163,701.88	\$1,123,570.11	-\$40,131.77	-3.45%	↓
Average Sale \$ / SqFt	\$805.58	\$809.38	\$3.80	0.47%	↑
Average List Price	\$1,175,888.70	\$1,123,135.94	-\$52,752.76	-4.49%	↓
Average List \$ / SqFt	\$810.43	\$804.67	-\$5.76	-0.71%	↓
Average Original List Price	\$1,197,065.63	\$1,144,412.33	-\$52,653.30	-4.40%	↓
Average Original List \$ / SqFt	\$823.52	\$817.61	-\$5.91	-0.72%	↓
Average Sale Price as % of List Price	99.47%	100.57%	1.10%	1.11%	↑
Average Sale Price as % of Original List Price	98.01%	99.12%	1.11%	1.13%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 28	2023	2024	Var.	Var. %	Trend
Units Listed	541	540	-1	-0.18%	↓
Units Price Changed	153	167	14	9.15%	↑
Units Went Pending	419	393	-26	-6.21%	↓
Units Sold	405	383	-22	-5.43%	↓

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