

Brookline, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units	60	66	6	47	0	-47	85	0	-85	39	0	-39
Median Days on Market	17	31	14	31	0	-31	24	0	-24	74	0	-74
Median List Price	\$1,225,000.00	\$1,549,500.00	\$324,500.00	\$1,475,000.00	\$0.00	-\$1,475,000.00	\$1,249,000.00	\$0.00	-\$1,249,000.00	\$1,375,000.00	\$0.00	-\$1,375,000.00
Median List \$ / SqFt	\$832.89	\$834.06	\$1.17	\$809.77	\$0.00	-\$809.77	\$787.82	\$0.00	-\$787.82	\$851.57	\$0.00	-\$851.57
Approx. Absorption Rate	59.72%	48.48%	-11.24%	71.81%	0.00%	-71.81%	39.90%	0.00%	-39.90%	83.33%	0.00%	-83.33%
Approx. Months Supply of Inventory	1.67	2.06	0.39	1.39	0.00	-1.39	2.51	0.00	-2.51	1.20	0.00	-1.20
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Taken)	127	135	8	178	0	-178	147	0	-147	68	0	-68
Median Original List Price	\$1,049,900.00	\$1,065,000.00	\$15,100.00	\$992,000.00	\$0.00	-\$992,000.00	\$979,000.00	\$0.00	-\$979,000.00	\$899,000.00	\$0.00	-\$899,000.00
Median Original List \$ / SqFt	\$794.86	\$810.95	\$16.09	\$788.28	\$0.00	-\$788.28	\$788.74	\$0.00	-\$788.74	\$747.15	\$0.00	-\$747.15
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Price Changed)	12	25	13	32	0	-32	31	0	-31	14	0	-14
Median Original List Price	\$1,649,500.00	\$869,000.00	-\$780,500.00	\$1,074,000.00	\$0.00	-\$1,074,000.00	\$979,000.00	\$0.00	-\$979,000.00	\$832,000.00	\$0.00	-\$832,000.00
Median Original List \$ / SqFt	\$825.39	\$843.20	\$17.81	\$811.60	\$0.00	-\$811.60	\$788.10	\$0.00	-\$788.10	\$782.03	\$0.00	-\$782.03
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Went Pending)	95	91	-4	164	0	-164	77	0	-77	84	0	-84
Median List Price	\$899,000.00	\$895,000.00	-\$4,000.00	\$978,500.00	\$0.00	-\$978,500.00	\$899,000.00	\$0.00	-\$899,000.00	\$877,000.00	\$0.00	-\$877,000.00
Median List \$ / SqFt	\$773.39	\$784.96	\$11.57	\$790.36	\$0.00	-\$790.36	\$740.86	\$0.00	-\$740.86	\$729.57	\$0.00	-\$729.57
Median Days to Offer	13	8	-5	9	0	-9	13	0	-13	24	0	-24

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Closed Units (Sold)	63	55	-8	140	0	-140	109	0	-109	78	0	-78
Median Days on Market	40	25	-15	19	0	-19	21	0	-21	23	0	-23
Median Days to Offer	22	11	-11	8	0	-8	11	0	-11	11	0	-11
Median Sale Price	\$806,000.00	\$1,000,000.00	\$194,000.00	\$1,030,000.00	\$0.00	-\$1,030,000.00	\$900,000.00	\$0.00	-\$900,000.00	\$807,250.00	\$0.00	-\$807,250.00
Median Sale \$ / SqFt	\$745.19	\$739.13	-\$6.06	\$815.82	\$0.00	-\$815.82	\$760.38	\$0.00	-\$760.38	\$711.40	\$0.00	-\$711.40
Median List Price	\$799,900.00	\$1,065,000.00	\$265,100.00	\$999,499.50	\$0.00	-\$999,499.50	\$955,000.00	\$0.00	-\$955,000.00	\$824,499.50	\$0.00	-\$824,499.50
Median List \$ / SqFt	\$758.22	\$763.42	\$5.20	\$795.36	\$0.00	-\$795.36	\$753.62	\$0.00	-\$753.62	\$722.29	\$0.00	-\$722.29
Median Original List Price	\$799,900.00	\$1,075,000.00	\$275,100.00	\$999,499.50	\$0.00	-\$999,499.50	\$955,000.00	\$0.00	-\$955,000.00	\$864,000.00	\$0.00	-\$864,000.00
Median Original List \$ / SqFt	\$764.42	\$797.50	\$33.08	\$810.39	\$0.00	-\$810.39	\$766.53	\$0.00	-\$766.53	\$731.02	\$0.00	-\$731.02
Median Sale Price as % of List Price	97.67%	98.48%	0.81%	100.00%	0.00%	-100%	100.00%	0.00%	-100%	98.95%	0.00%	-98.95%
Median Sale Price as % of Original List Price	96.62%	97.81%	1.19%	99.33%	0.00%	-99.33%	99.36%	0.00%	-99.36%	98.20%	0.00%	-98.20%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	1	0	-1
12-Month Activity	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Units Listed	591	528	-63	542	351	-191	544	203	-341	520	135	-385
Units Price Changed	176	143	-33	152	101	-51	133	43	-90	142	25	-117
Units Went Pending	424	408	-16	420	248	-172	417	172	-245	414	91	-323
Units Sold	430	384	-46	405	246	-159	407	134	-273	390	55	-335

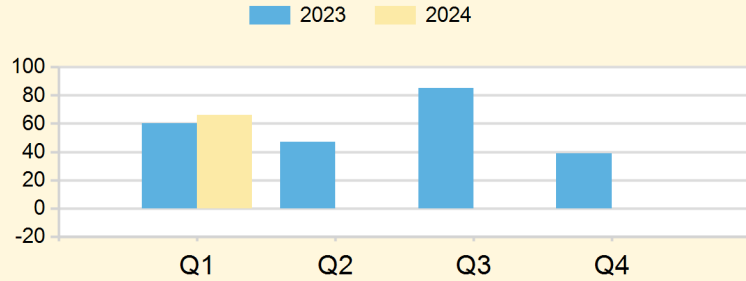
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2024 vs. 2023 Per Quarter

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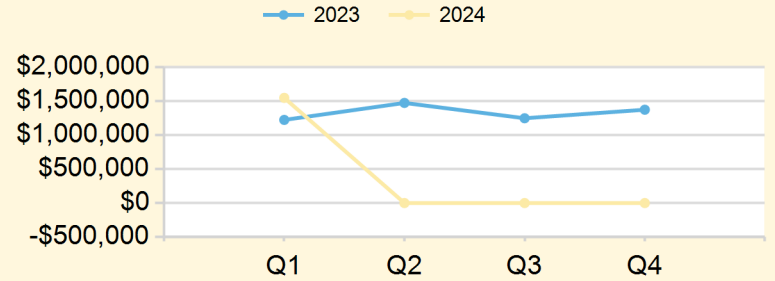
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Listing Inventory on the Last Day of Each Quarter



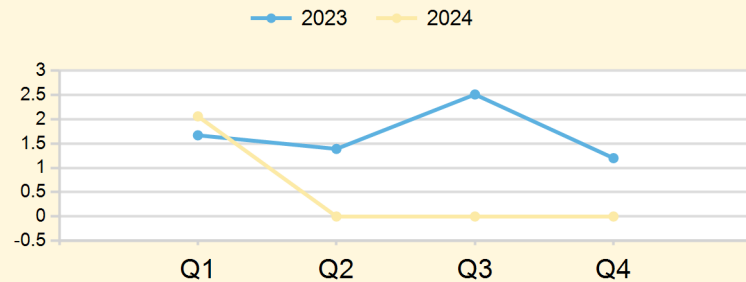
	Q1	Q2	Q3	Q4
2023	60	47	85	39
2024	66	0	0	0

Median List Price on the Last Day of Each Quarter



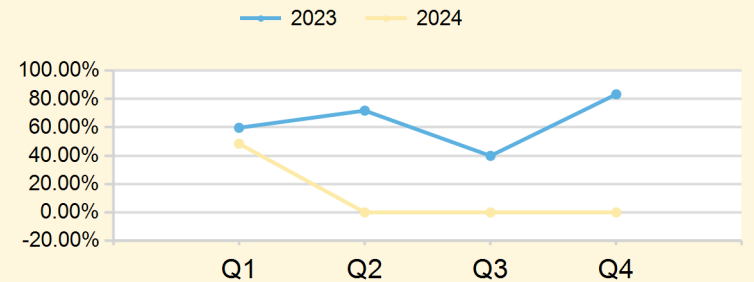
	Q1	Q2	Q3	Q4
2023	\$1,225,000.00	\$1,475,000.00	\$1,249,000.00	\$1,375,000.00
2024	\$1,549,500.00	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	1.67	1.39	2.51	1.20
2024	2.06	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	59.72%	71.81%	39.90%	83.33%
2024	48.48%	0.00%	0.00%	0.00%

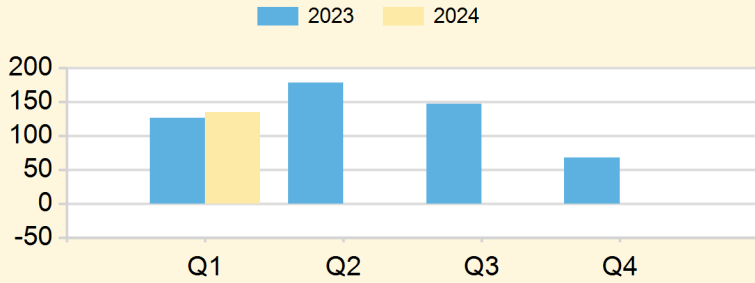
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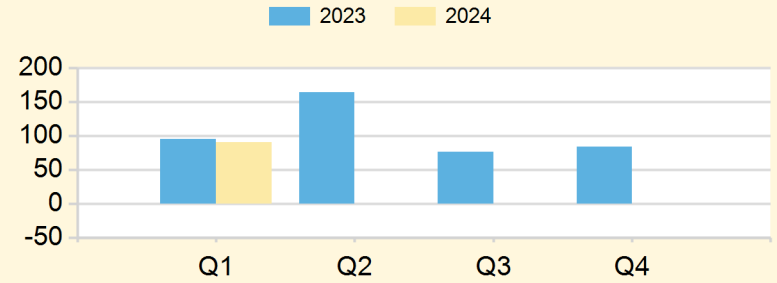
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Properties Listed During Each Quarter



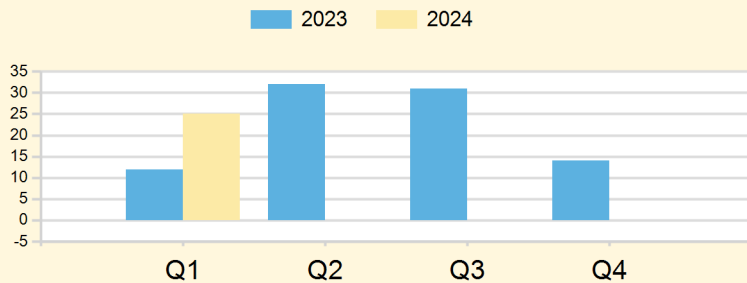
	Q1	Q2	Q3	Q4
2023	127	178	147	68
2024	135	0	0	0

Went Pending During Each Quarter



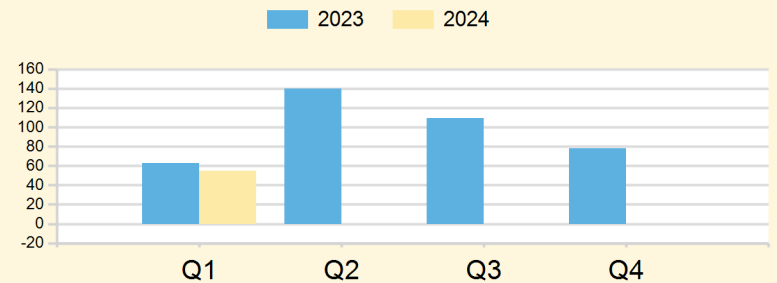
	Q1	Q2	Q3	Q4
2023	95	164	77	84
2024	91	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	12	32	31	14
2024	25	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	63	140	109	78
2024	55	0	0	0

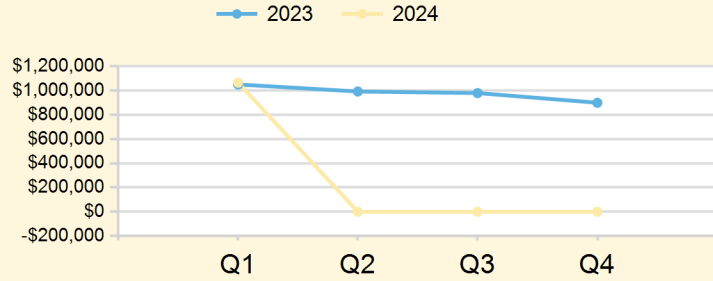
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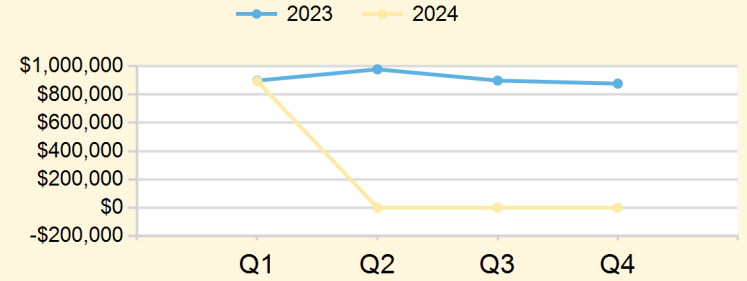
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Listed Properties - Median List Price For Each Quarter



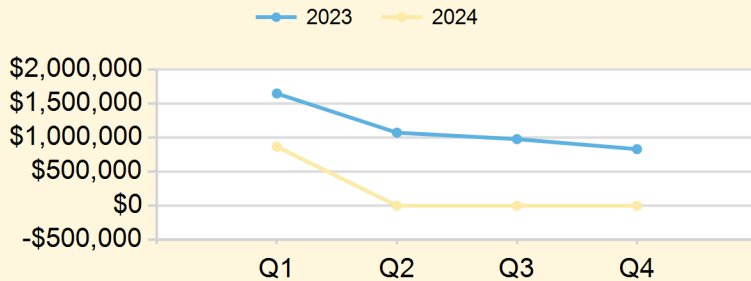
	Q1	Q2	Q3	Q4
2023	\$1,049,900.00	\$992,000.00	\$979,000.00	\$899,000.00
2024	\$1,065,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



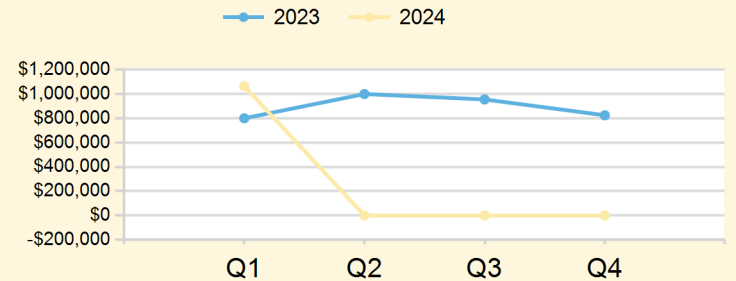
	Q1	Q2	Q3	Q4
2023	\$899,000.00	\$978,500.00	\$899,000.00	\$877,000.00
2024	\$895,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,649,500.00	\$1,074,000.00	\$979,000.00	\$832,000.00
2024	\$869,000.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$799,900.00	\$999,499.50	\$955,000.00	\$824,499.50
2024	\$1,065,000.00	\$0.00	\$0.00	\$0.00

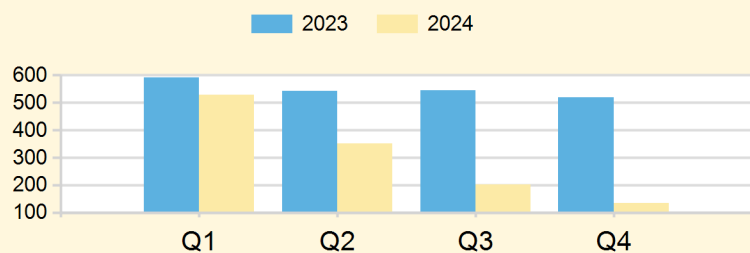
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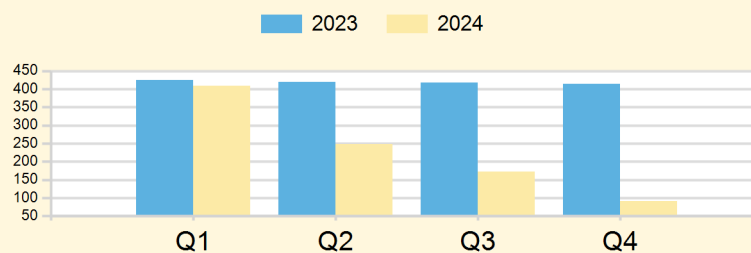
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Listed Between the Last Day of Each Quarter and 12 Months



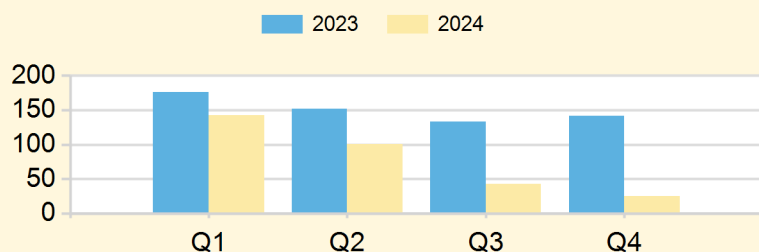
	Q1	Q2	Q3	Q4
2023	591	542	544	520
2024	528	351	203	135

Went Pending Between the Last Day of Each Quarter and 12 Months



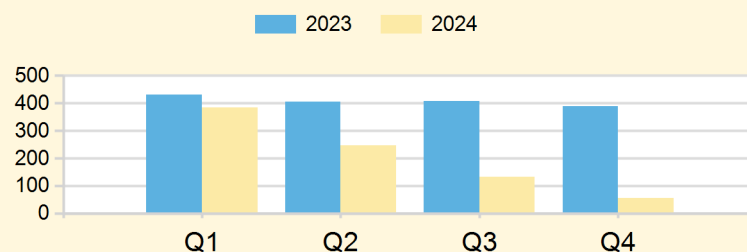
	Q1	Q2	Q3	Q4
2023	424	420	417	414
2024	408	248	172	91

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	176	152	133	142
2024	143	101	43	25

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	430	405	407	390
2024	384	246	134	55