

Brookline, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

Condominium

Listing Inventory on October 3	2021	2022	Var.	Var. %	Trend
Listing Units	91	87	-4	-4.40%	↓
Average Days on Market	70	58	-12	-17.14%	↓
Average List Price	\$1,153,310.23	\$1,350,273.43	\$196,963.20	17.08%	↑
Average List \$ / SqFt	\$811.22	\$837.42	\$26.20	3.23%	↑
Approximate Absorption Rate	52.75%	44.92%	-7.83%	-14.84%	↓
Approximate Months Supply of Inventory	1.90	2.23	0.33	17.37%	↑
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	635	522	-113	-17.80%	↓
Average Original List Price	\$1,039,559.33	\$1,198,438.53	\$158,879.20	15.28%	↑
Average Original List \$ / SqFt	\$755.13	\$814.57	\$59.44	7.87%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	497	369	-128	-25.75%	↓
Average List Price	\$1,027,614.93	\$1,101,816.88	\$74,201.95	7.22%	↑
Average List \$ / SqFt	\$734.50	\$784.62	\$50.12	6.82%	↑
Average Days to Offer	30	25	-5	-16.67%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	185	142	-43	-23.24%	↓
Average Original List Price	\$1,043,183.54	\$1,191,117.58	\$147,934.04	14.18%	↑
Average Original List \$ / SqFt	\$754.45	\$813.03	\$58.58	7.76%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	467	358	-109	-23.34%	↓
Average Days on Market	46	36	-10	-21.74%	↓
Average Days to Offer	34	27	-7	-20.59%	↓
Average Sale Price	\$1,026,015.25	\$1,132,650.77	\$106,635.52	10.39%	↑
Average Sale \$ / SqFt	\$734.24	\$790.13	\$55.89	7.61%	↑
Average List Price	\$1,030,816.11	\$1,121,062.08	\$90,245.97	8.75%	↑
Average List \$ / SqFt	\$734.86	\$783.36	\$48.50	6.60%	↑
Average Original List Price	\$1,050,793.33	\$1,134,989.65	\$84,196.32	8.01%	↑
Average Original List \$ / SqFt	\$747.88	\$792.42	\$44.54	5.96%	↑
Average Sale Price as % of List Price	100.01%	100.93%	0.92%	0.92%	↑
Average Sale Price as % of Original List Price	98.30%	99.80%	1.50%	1.53%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	1	1	0%	↑
12-Month Activity as of October 3	2021	2022	Var.	Var. %	Trend
Units Listed	742	611	-131	-17.65%	↓
Units Price Changed	221	164	-57	-25.79%	↓
Units Went Pending	604	481	-123	-20.36%	↓
Units Sold	576	469	-107	-18.58%	↓

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