

Brookline, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

Multi Family

Listing Inventory on March 28	2021	2022	Var.	Var. %	Trend
Listing Units	8	5	-3	-37.50%	↓
Average Days on Market	130	97	-33	-25.38%	↓
Average List Price	\$2,023,987.38	\$6,319,000.00	\$4,295,012.62	212.21%	↑
Average List \$ / SqFt	\$489.04	\$598.92	\$109.88	22.47%	↑
Approximate Absorption Rate	19.79%	41.67%	21.88%	110.56%	↑
Approximate Months Supply of Inventory	5.05	2.40	-2.65	-52.48%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	7	9	2	28.57%	↑
Average Original List Price	\$2,198,857.14	\$2,437,666.67	\$238,809.53	10.86%	↑
Average Original List \$ / SqFt	\$535.62	\$541.34	\$5.72	1.07%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	6	7	1	16.67%	↑
Average List Price	\$1,907,983.33	\$2,249,128.57	\$341,145.24	17.88%	↑
Average List \$ / SqFt	\$508.74	\$524.79	\$16.05	3.15%	↑
Average Days to Offer	50	53	3	6%	↑
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	1	2	1	100%	↑
Average Original List Price	\$1,500,000.00	\$2,900,000.00	\$1,400,000.00	93.33%	↑
Average Original List \$ / SqFt	\$573.83	\$652.56	\$78.73	13.72%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	6	2	-4	-66.67%	↓
Average Days on Market	92	62	-30	-32.61%	↓
Average Days to Offer	61	54	-7	-11.48%	↓
Average Sale Price	\$1,992,500.00	\$2,697,500.00	\$705,000.00	35.38%	↑
Average Sale \$ / SqFt	\$429.02	\$535.70	\$106.68	24.87%	↑
Average List Price	\$2,103,333.33	\$2,797,500.00	\$694,166.67	33%	↑
Average List \$ / SqFt	\$459.46	\$545.81	\$86.35	18.79%	↑
Average Original List Price	\$2,207,500.00	\$2,997,500.00	\$790,000.00	35.79%	↑
Average Original List \$ / SqFt	\$490.27	\$580.13	\$89.86	18.33%	↑
Average Sale Price as % of List Price	94.20%	99.28%	5.08%	5.39%	↑
Average Sale Price as % of Original List Price	89.68%	94.77%	5.09%	5.68%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 28	2021	2022	Var.	Var. %	Trend
Units Listed	44	44	0	0%	↔
Units Price Changed	12	10	-2	-16.67%	↓
Units Went Pending	23	28	5	21.74%	↑
Units Sold	19	25	6	31.58%	↑

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