

# Brookline, MA Real Estate Market Review

## 2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Monday, September 30, 2024

### Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units	60	63	3	47	65	18	85	77	-8	39	77	38
Avg. Days on Market	38	60	22	45	85	40	33	62	29	80	154	74
Avg. List Price	\$1,544,803.25	\$1,669,463.44	\$124,660.19	\$1,640,791.47	\$1,688,438.43	\$47,646.96	\$1,479,222.27	\$1,615,852.90	\$136,630.63	\$1,707,743.33	\$1,615,852.90	-\$91,890.43
Avg. List \$ / SqFt	\$847.22	\$911.87	\$64.65	\$867.78	\$892.92	\$25.14	\$870.62	\$906.72	\$36.10	\$949.64	\$906.72	-\$42.92
Approx. Absorption Rate	59.72%	51.06%	-8.66%	71.81%	48.72%	-23.09%	39.90%	38.85%	-1.05%	83.33%	30.30%	-53.03%
Approx. Months Supply of Inventory	1.67	1.96	0.29	1.39	2.05	0.66	2.51	2.57	0.06	1.20	3.30	2.10
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units (Taken)	127	136	9	178	186	8	147	141	-6	68	0	-68
Avg. Original List Price	\$1,295,381.85	\$1,329,682.31	\$34,300.46	\$1,246,337.06	\$1,198,998.90	-\$47,338.16	\$1,297,507.44	\$1,337,774.99	\$40,267.55	\$1,242,680.72	\$0.00	-\$1,242,680.72
Avg. Original List \$ / SqFt	\$799.69	\$869.74	\$70.05	\$824.29	\$822.14	-\$2.15	\$840.26	\$883.98	\$43.72	\$818.07	\$0.00	-\$818.07
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	48	16	31	25	-6	14	0	-14
Avg. Original List Price	\$1,730,899.92	\$1,285,952.00	-\$444,947.92	\$1,311,021.88	\$1,345,368.75	\$34,346.87	\$1,336,045.16	\$1,190,843.00	-\$145,202.16	\$1,001,000.00	\$0.00	-\$1,001,000.00
Avg. Original List \$ / SqFt	\$847.93	\$835.87	-\$12.06	\$821.12	\$858.49	\$37.37	\$829.79	\$855.24	\$25.45	\$765.08	\$0.00	-\$765.08
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	92	-3	164	144	-20	77	94	17	84	0	-84
Avg. List Price	\$1,150,118.93	\$1,147,257.48	-\$2,861.45	\$1,144,593.26	\$1,071,656.20	-\$72,937.06	\$1,230,829.21	\$1,259,758.49	\$28,929.28	\$1,133,048.13	\$0.00	-\$1,133,048.13
Avg. List \$ / SqFt	\$785.30	\$823.59	\$38.29	\$806.94	\$803.78	-\$3.16	\$781.22	\$848.80	\$67.58	\$768.69	\$0.00	-\$768.69
Avg. Days to Offer	38	29	-9	25	26	1	30	35	5	40	0	-40

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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	57	-6	140	132	-8	109	91	-18	78	0	-78
Avg. Days on Market	59	52	-7	39	31	-8	34	39	5	34	0	-34
Avg. Days to Offer	49	42	-7	27	22	-5	23	28	5	24	0	-24
Avg. Sale Price	\$1,036,814.29	\$1,204,909.32	\$168,095.03	\$1,220,329.05	\$1,090,448.56	-\$129,880.49	\$1,165,234.06	\$1,100,785.71	-\$64,448.35	\$1,036,419.23	\$0.00	-\$1,036,419.23
Avg. Sale \$ / SqFt	\$750.62	\$785.29	\$34.67	\$830.94	\$816.21	-\$14.73	\$780.65	\$823.59	\$42.94	\$738.65	\$0.00	-\$738.65
Avg. List Price	\$1,065,655.54	\$1,237,977.16	\$172,321.62	\$1,221,999.26	\$1,075,671.11	-\$146,328.15	\$1,175,457.77	\$1,116,039.53	-\$59,418.24	\$1,043,155.68	\$0.00	-\$1,043,155.68
Avg. List \$ / SqFt	\$768.80	\$799.90	\$31.10	\$828.05	\$803.42	-\$24.63	\$782.17	\$827.24	\$45.07	\$743.68	\$0.00	-\$743.68
Avg. Original List Price	\$1,099,495.21	\$1,271,694.68	\$172,199.47	\$1,236,660.71	\$1,091,849.21	-\$144,811.50	\$1,189,633.93	\$1,135,496.68	-\$54,137.25	\$1,065,496.06	\$0.00	-\$1,065,496.06
Avg. Original List \$ / SqFt	\$789.69	\$819.11	\$29.42	\$837.30	\$813.79	-\$23.51	\$789.59	\$837.20	\$47.61	\$758.42	\$0.00	-\$758.42
Avg. Sale Price as % of List Price	97.71%	98.09%	0.38%	100.49%	101.61%	1.12%	99.85%	99.54%	-0.31%	99.37%	0.00%	-99.37%
Avg. Sale Price as % of Original List Price	95.29%	95.80%	0.51%	99.48%	100.49%	1.01%	99.06%	98.35%	-0.71%	97.49%	0.00%	-97.49%
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	529	-62	542	538	-4	544	531	-13	520	463	-57
Units Price Changed	176	143	-33	152	165	13	133	146	13	142	125	-17
Units Went Pending	424	409	-15	420	390	-30	417	405	-12	414	324	-90
Units Sold	430	386	-44	405	380	-25	407	359	-48	390	280	-110

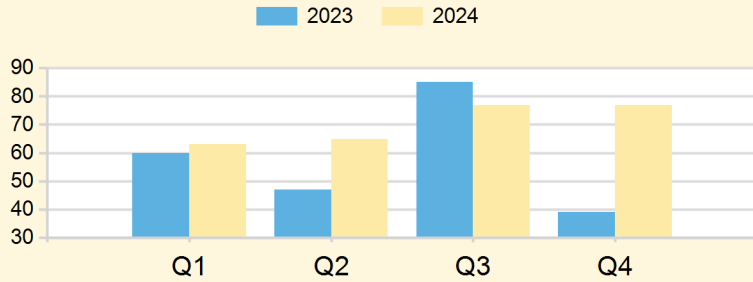
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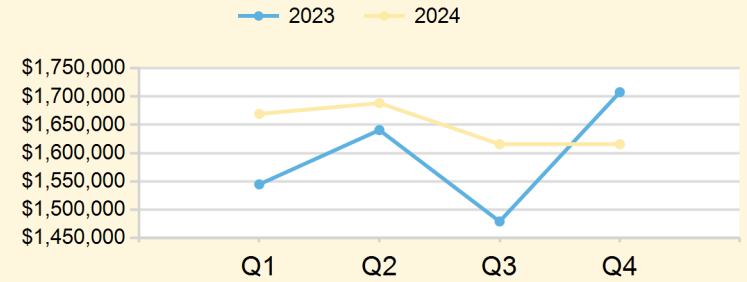
### Condominium

**Listing Inventory on the Last Day of Each Quarter**



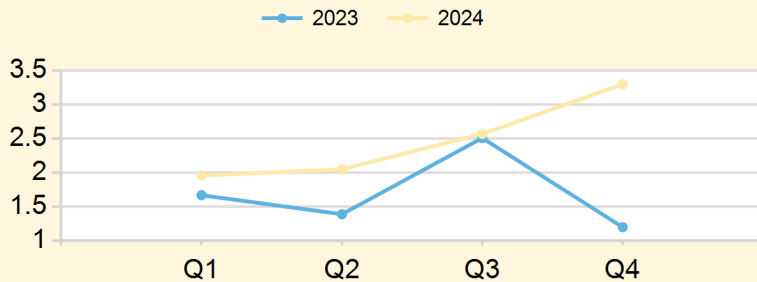
	Q1	Q2	Q3	Q4
2023	60	47	85	39
2024	63	65	77	77

**Average List Price on the Last Day of Each Quarter**



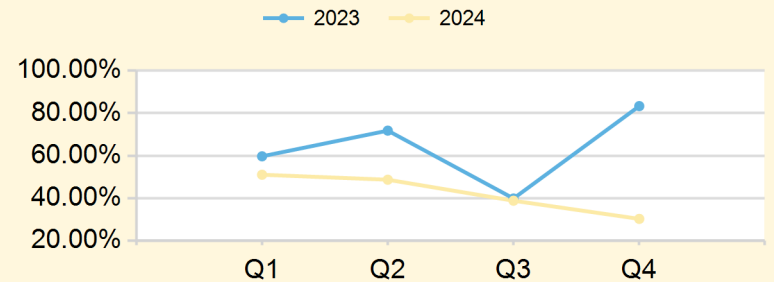
	Q1	Q2	Q3	Q4
2023	\$1,544,803.25	\$1,640,791.47	\$1,479,222.27	\$1,707,743.33
2024	\$1,669,463.44	\$1,688,438.43	\$1,615,852.90	\$1,615,852.90

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2023	1.67	1.39	2.51	1.20
2024	1.96	2.05	2.57	3.30

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2023	59.72%	71.81%	39.90%	83.33%
2024	51.06%	48.72%	38.85%	30.30%

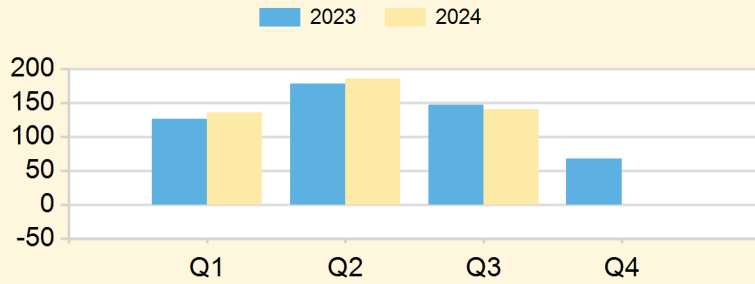
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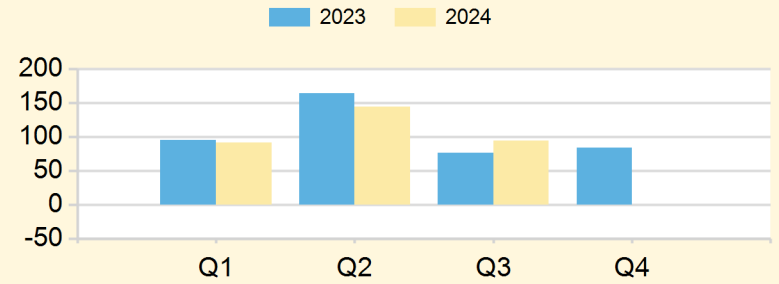
### Condominium

**Properties Listed During Each Quarter**



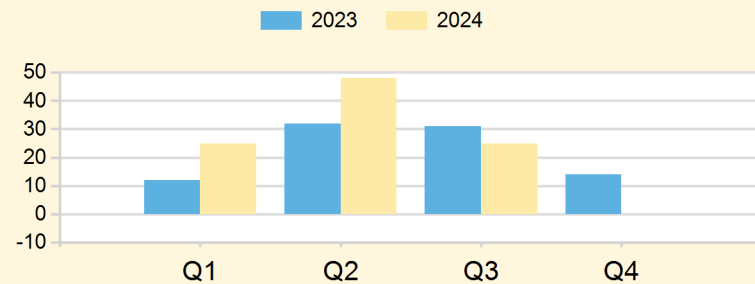
	Q1	Q2	Q3	Q4
2023	127	178	147	68
2024	136	186	141	0

**Went Pending During Each Quarter**



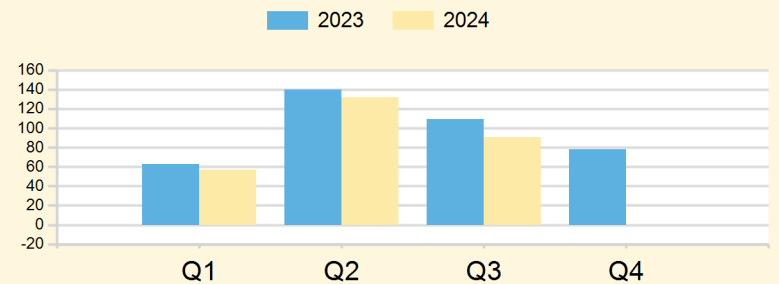
	Q1	Q2	Q3	Q4
2023	95	164	77	84
2024	92	144	94	0

**Price Changed During Each Quarter**



	Q1	Q2	Q3	Q4
2023	12	32	31	14
2024	25	48	25	0

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2023	63	140	109	78
2024	57	132	91	0

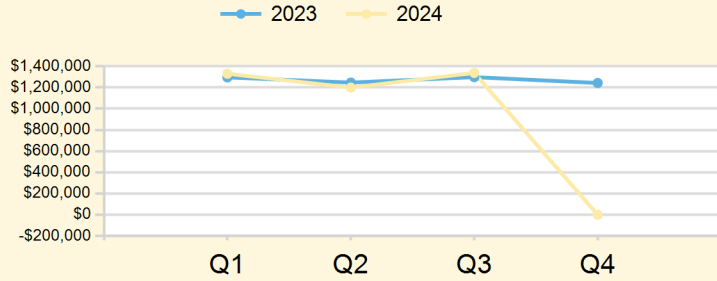
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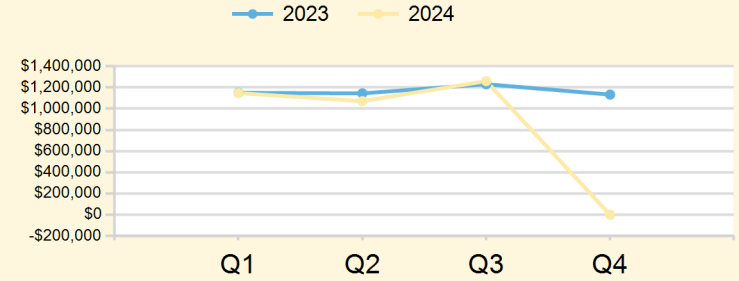
### Condominium

**Listed Properties - Average List Price For Each Quarter**



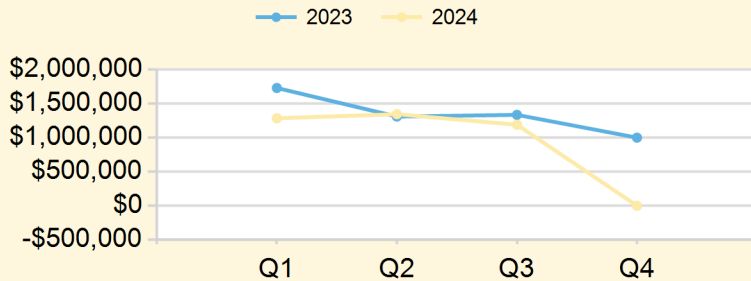
	Q1	Q2	Q3	Q4
2023	\$1,295,381.85	\$1,246,337.06	\$1,297,507.44	\$1,242,680.72
2024	\$1,329,682.31	\$1,198,998.90	\$1,337,774.99	\$0.00

**Went Pending - Average List Price For Each Quarter**



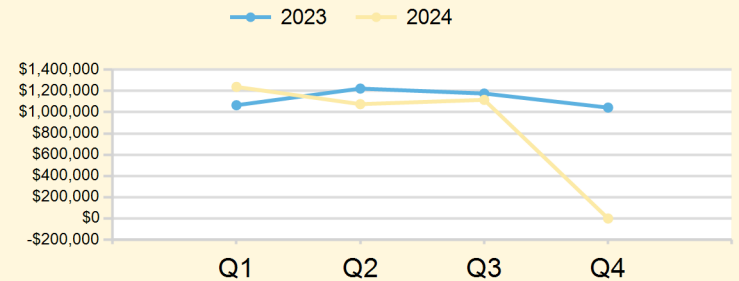
	Q1	Q2	Q3	Q4
2023	\$1,150,118.93	\$1,144,593.26	\$1,230,829.21	\$1,133,048.13
2024	\$1,147,257.48	\$1,071,656.20	\$1,259,758.49	\$0.00

**Price Changed - Average List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2023	\$1,730,899.92	\$1,311,021.88	\$1,336,045.16	\$1,001,000.00
2024	\$1,285,952.00	\$1,345,368.75	\$1,190,843.00	-\$500,000.00

**Sold Listings - Average List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2023	\$1,065,655.54	\$1,221,999.26	\$1,175,457.77	\$1,043,155.68
2024	\$1,237,977.16	\$1,075,671.11	\$1,116,039.53	-\$200,000.00

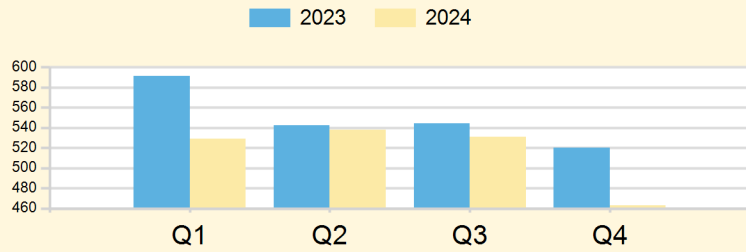
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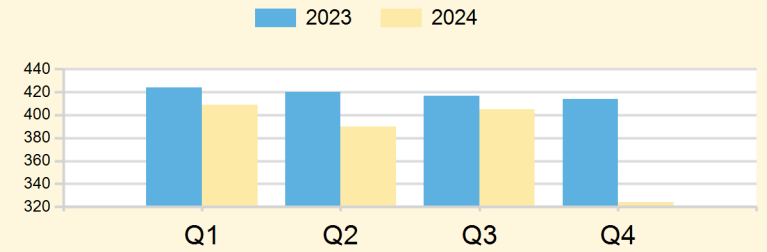
### Condominium

**Listed Between the Last Day of Each Quarter and 12 Months**



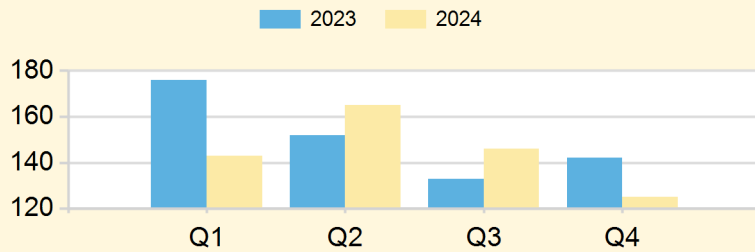
	Q1	Q2	Q3	Q4
2023	591	542	544	520
2024	529	538	531	463

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



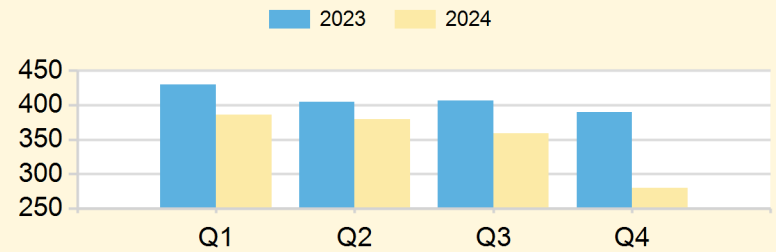
	Q1	Q2	Q3	Q4
2023	424	420	417	414
2024	409	390	405	324

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



	Q1	Q2	Q3	Q4
2023	176	152	133	142
2024	143	165	146	125

**Sold Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2023	430	405	407	390
2024	386	380	359	280