

Brookline, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

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	64	17	86	72	-14	39	26	-13
Avg. Days on Market	38	60	22	45	86	41	33	64	31	80	118	38
Avg. List Price	\$1,544,803.25	\$1,669,463.44	\$124,660.19	\$1,640,791.47	\$1,671,070.28	\$30,278.81	\$1,468,987.13	\$1,635,523.24	\$166,536.11	\$1,707,743.33	\$2,203,173.88	\$495,430.55
Avg. List \$ / SqFt	\$847.22	\$911.87	\$64.65	\$867.78	\$892.12	\$24.34	\$876.73	\$913.83	\$37.10	\$949.64	\$1,026.20	\$76.56
Approx. Absorption Rate	59.72%	51.06%	-8.66%	71.81%	49.48%	-22.33%	39.44%	41.78%	2.34%	83.33%	125.00%	41.67%
Approx. Months Supply of Inventory	1.67	1.96	0.29	1.39	2.02	0.63	2.54	2.39	-0.15	1.20	0.80	-0.40
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	185	7	147	140	-7	68	76	8
Avg. Original List Price	\$1,295,381.85	\$1,329,682.31	\$34,300.46	\$1,246,337.06	\$1,190,344.84	-\$55,992.22	\$1,297,507.44	\$1,336,051.96	\$38,544.52	\$1,242,680.72	\$1,348,125.14	\$105,444.42
Avg. Original List \$ / SqFt	\$799.69	\$869.74	\$70.05	\$824.29	\$821.48	-\$2.81	\$840.26	\$885.30	\$45.04	\$818.07	\$854.25	\$36.18
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	10	-4
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	\$1,161,683.00	-\$174,362.16	\$1,001,000.00	\$1,506,000.00	\$505,000.00
Avg. Original List \$ / SqFt	\$847.93	\$835.87	-\$12.06	\$821.12	\$858.49	\$37.37	\$829.79	\$862.13	\$32.34	\$765.08	\$861.98	\$96.90
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	96	19	84	86	2
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	\$1,246,929.14	\$16,099.93	\$1,133,048.13	\$1,205,380.20	\$72,332.07
Avg. List \$ / SqFt	\$785.30	\$823.59	\$38.29	\$806.94	\$803.78	-\$3.16	\$781.22	\$846.65	\$65.43	\$768.69	\$805.78	\$37.09
Avg. Days to Offer	38	29	-9	25	26	1	30	38	8	40	43	3

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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	93	-16	78	108	30
Avg. Days on Market	59	52	-7	39	31	-8	34	39	5	34	47	13
Avg. Days to Offer	49	42	-7	27	22	-5	23	28	5	24	34	10
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	\$1,090,973.12	-\$74,260.94	\$1,036,419.23	\$1,186,750.31	\$150,331.08
Avg. Sale \$ / SqFt	\$750.62	\$785.29	\$34.67	\$830.94	\$816.21	-\$14.73	\$780.65	\$823.24	\$42.59	\$738.65	\$801.34	\$62.69
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	\$1,105,995.67	-\$69,462.10	\$1,043,155.68	\$1,192,816.62	\$149,660.94
Avg. List \$ / SqFt	\$768.80	\$799.90	\$31.10	\$828.05	\$803.42	-\$24.63	\$782.17	\$826.93	\$44.76	\$743.68	\$804.30	\$60.62
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	\$1,125,367.72	-\$64,266.21	\$1,065,496.06	\$1,209,454.62	\$143,958.56
Avg. Original List \$ / SqFt	\$789.69	\$819.11	\$29.42	\$837.30	\$813.79	-\$23.51	\$789.59	\$837.11	\$47.52	\$758.42	\$813.63	\$55.21
Avg. Sale Price as % of List Price	97.71%	98.09%	0.38%	100.49%	101.61%	1.12%	99.85%	99.53%	-0.32%	99.37%	99.83%	0.46%
Avg. Sale Price as % of Original List Price	95.29%	95.80%	0.51%	99.48%	100.49%	1.01%	99.06%	98.33%	-0.73%	97.49%	98.80%	1.31%
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	537	-5	544	529	-15	520	537	17
Units Price Changed	176	143	-33	152	165	13	133	145	12	142	149	7
Units Went Pending	424	409	-15	420	390	-30	417	407	-10	414	408	-6
Units Sold	430	386	-44	405	380	-25	407	361	-46	390	390	0

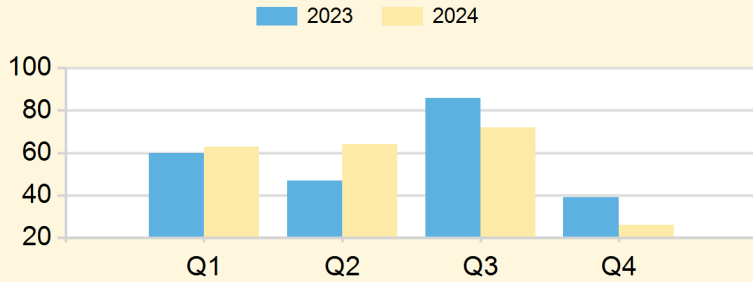
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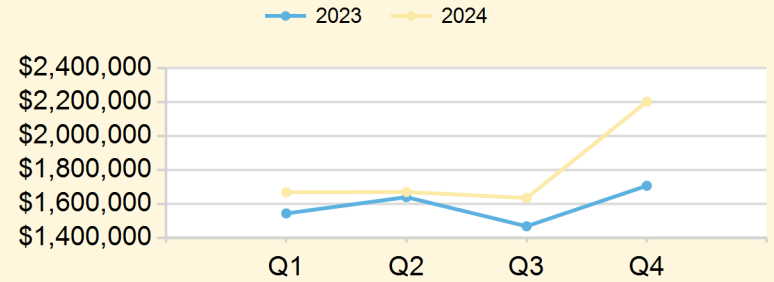
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Listing Inventory on the Last Day of Each Quarter



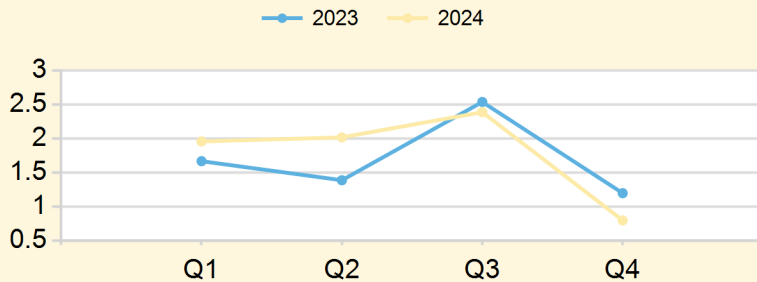
	Q1	Q2	Q3	Q4
2023	60	47	86	39
2024	63	64	72	26

Average List Price on the Last Day of Each Quarter



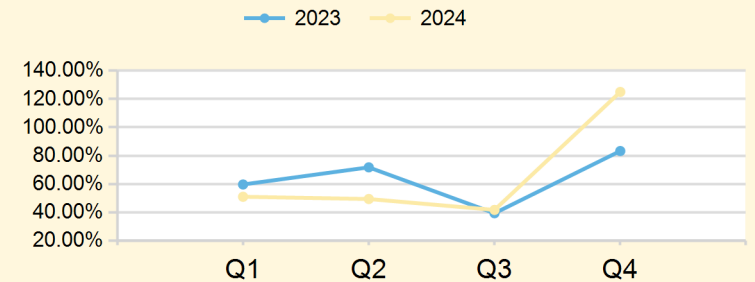
	Q1	Q2	Q3	Q4
2023	\$1,544,803.25	\$1,640,791.47	\$1,468,987.13	\$1,707,743.33
2024	\$1,669,463.44	\$1,671,070.28	\$1,635,523.24	\$2,203,173.88

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	1.67	1.39	2.54	1.20
2024	1.96	2.02	2.39	0.80

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	59.72%	71.81%	39.44%	83.33%
2024	51.06%	49.48%	41.78%	125.00%

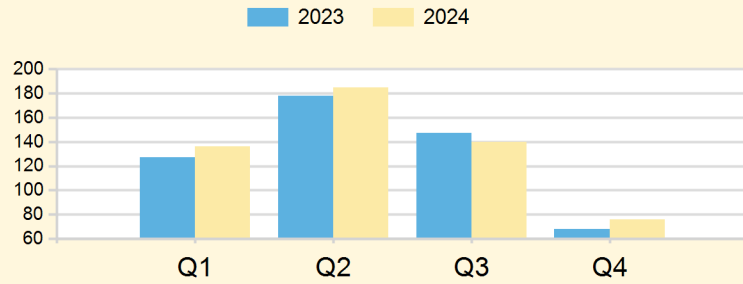
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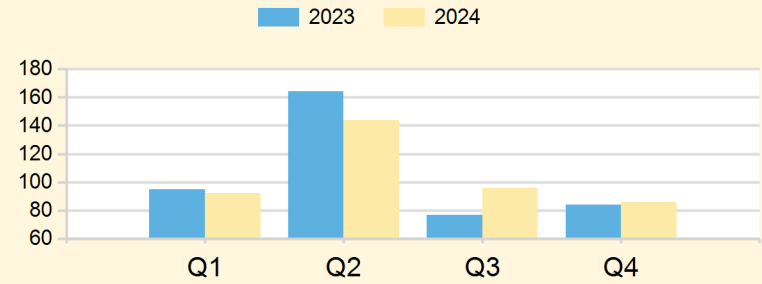
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Properties Listed During Each Quarter



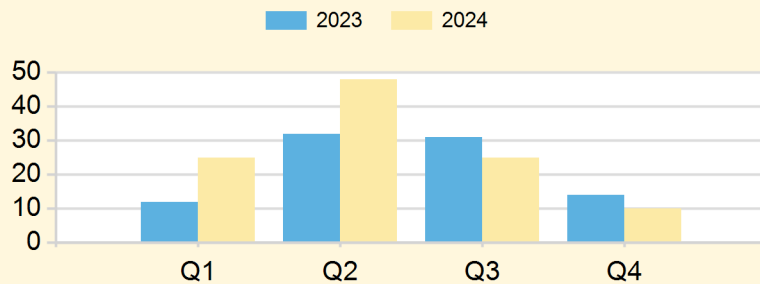
	Q1	Q2	Q3	Q4
2023	127	178	147	68
2024	136	185	140	76

Went Pending During Each Quarter



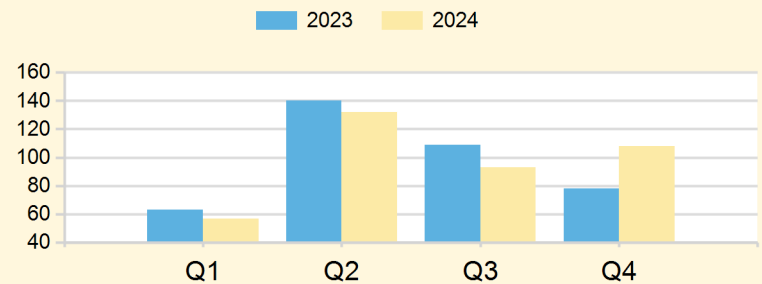
	Q1	Q2	Q3	Q4
2023	95	164	77	84
2024	92	144	96	86

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	12	32	31	14
2024	25	48	25	10

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	63	140	109	78
2024	57	132	93	108

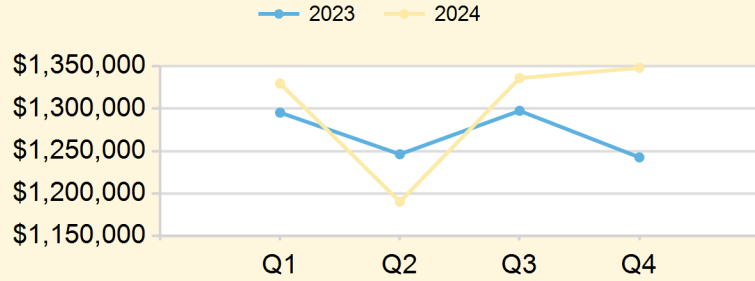
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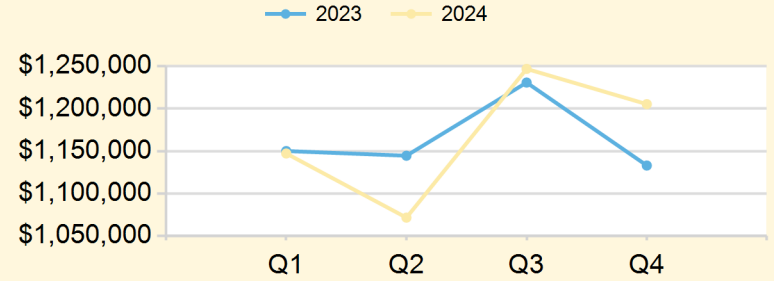
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Listed Properties - Average List Price For Each Quarter



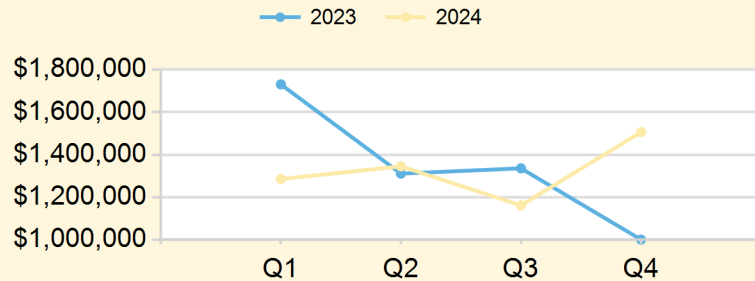
	Q1	Q2	Q3	Q4
2023	\$1,295,381.85	\$1,246,337.06	\$1,297,507.44	\$1,242,680.72
2024	\$1,329,682.31	\$1,190,344.84	\$1,336,051.96	\$1,348,125.14

Went Pending - Average List Price For Each Quarter



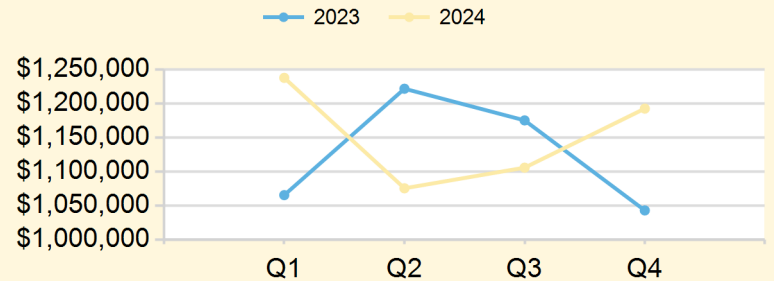
	Q1	Q2	Q3	Q4
2023	\$1,150,118.93	\$1,144,593.26	\$1,230,829.21	\$1,133,048.13
2024	\$1,147,257.48	\$1,071,656.20	\$1,246,929.14	\$1,205,380.20

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	\$1,161,683.00	\$1,506,000.00

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	\$1,105,995.67	\$1,192,816.62

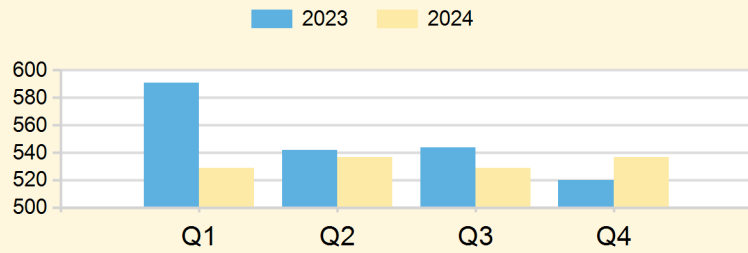
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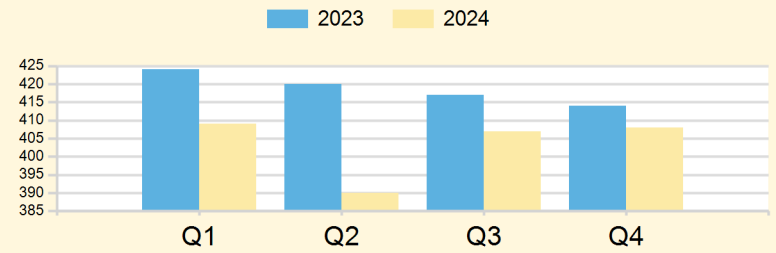
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Listed Between the Last Day of Each Quarter and 12 Months



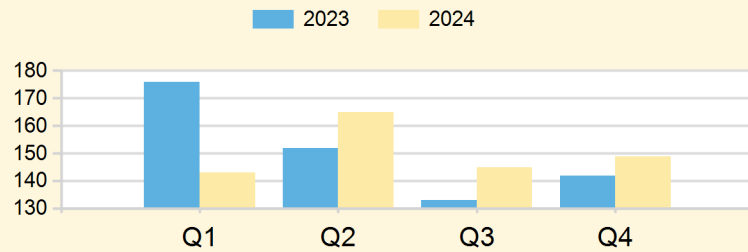
	Q1	Q2	Q3	Q4
2023	591	542	544	520
2024	529	537	529	537

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



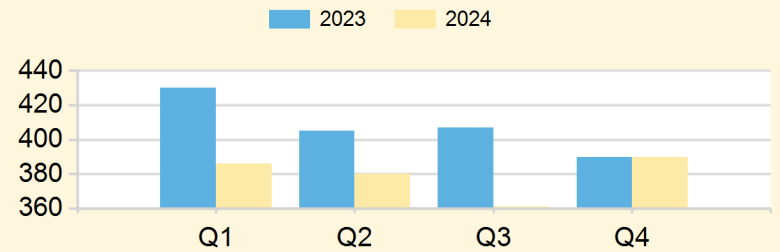
	Q1	Q2	Q3	Q4
2023	424	420	417	414
2024	409	390	407	408

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



	Q1	Q2	Q3	Q4
2023	176	152	133	142
2024	143	165	145	149

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	430	405	407	390
2024	386	380	361	390