

Q2 2020 BROOKLINE



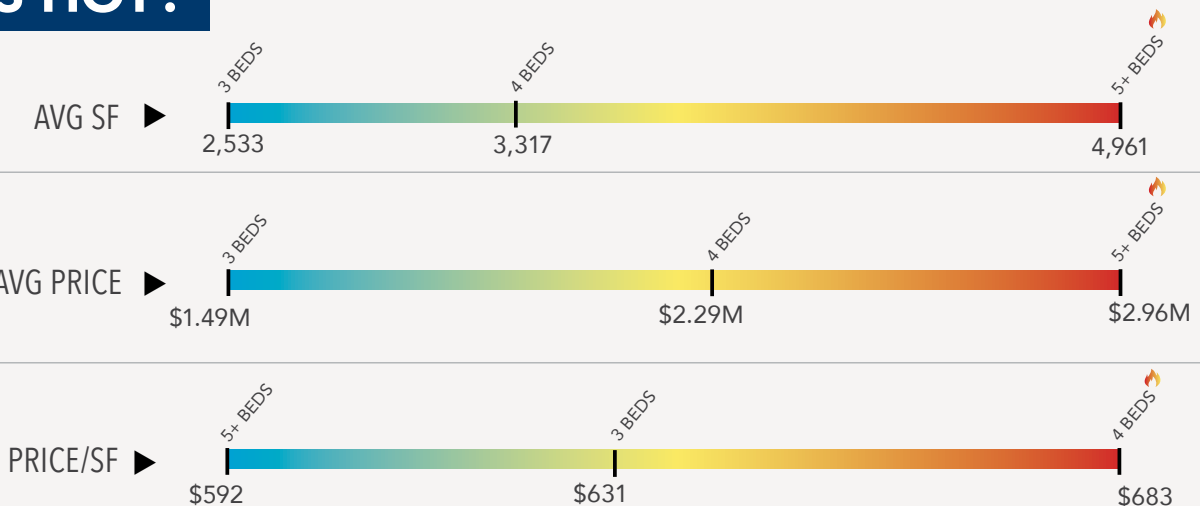
TRENDS & INSIGHTS

In Q2, the single family market in Brookline saw a whopping 29% increase in values year-over-year. This increase can largely be attributed to low inventory driving up demand (only 33 closings) and buyers seeking more space during COVID. Brookline 4 bedrooms homes that closed in Q2 averaged 3,317 sq/ft, while 5 bedrooms averaged 4,961 sq/ft. Brookline's proximity to Boston and highly regarded public school system continue to make this town of the most desirable for homebuyers.

- 3 bedroom homes closed with an average sale price of \$1.490M, 4 bedrooms averaged \$2.288M and 5 bedrooms jumped to \$2.959M.
- Quarter-over-quarter values also showed a significant increase, rising \$478,000 from \$2.1214M in Q1 to \$2.602M in Q2.



WHAT'S HOT?



AVERAGE SALES PRICE



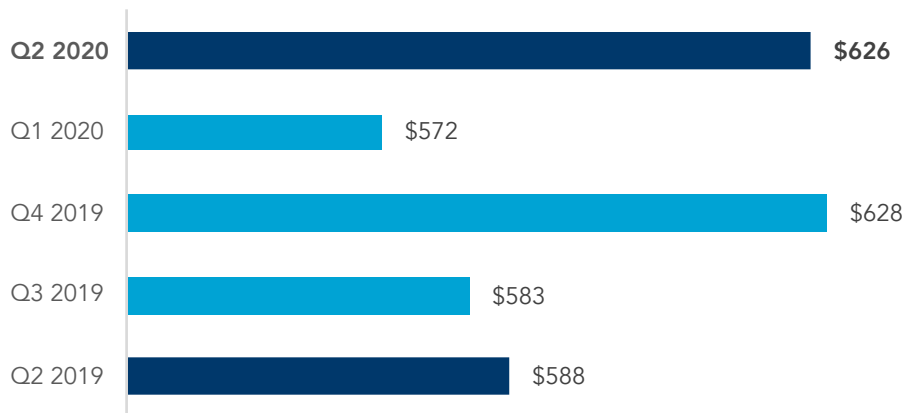
↑ 29.4%
 YEAR OVER YEAR
\$591,797
 INCREASE



AVERAGE COST PER SQ FT



↑ 6.5%
 YEAR OVER YEAR
\$38
 INCREASE



NUMBER OF CLOSINGS



↓ 13.2%
 YEAR OVER YEAR
5 UNIT
 DECREASE

