

Brookline, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, June 30, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	66	82	16	117	123	6	118	123	5	44	0	-44
Avg. Days on Market	44	46	2	58	53	-5	67	145	78	103	0	-103
Avg. List Price	\$1,870,204.91	\$1,510,923.17	-\$359,281.74	\$1,625,344.44	\$1,312,382.00	-\$312,962.44	\$1,591,813.41	\$1,312,382.00	-\$279,431.41	\$1,773,419.30	\$0.00	-\$1,773,419.30
Avg. List \$ / SqFt	\$924.92	\$969.59	\$44.67	\$930.66	\$910.12	-\$20.54	\$924.55	\$910.12	-\$14.43	\$1,031.59	\$0.00	-\$1,031.59
Approx. Absorption Rate	50.00%	41.97%	-8.03%	28.56%	27.57%	-0.99%	30.51%	19.11%	-11.40%	77.84%	0.00%	-77.84%
Approx. Months Supply of Inventory	2.00	2.38	0.38	3.50	3.63	0.13	3.28	5.23	1.95	1.28	0.00	-1.28
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	146	160	14	248	230	-18	162	0	-162	75	0	-75
Avg. Original List Price	\$1,439,968.11	\$1,460,871.73	\$20,903.62	\$1,324,460.72	\$1,305,652.57	-\$18,808.15	\$1,379,316.44	\$0.00	-\$1,379,316.44	\$1,505,448.63	\$0.00	-\$1,505,448.63
Avg. Original List \$ / SqFt	\$873.70	\$934.18	\$60.48	\$887.62	\$891.02	\$3.40	\$911.30	\$0.00	-\$911.30	\$913.59	\$0.00	-\$913.59
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	15	23	8	74	59	-15	35	0	-35	17	0	-17
Avg. Original List Price	\$1,680,133.20	\$1,958,913.00	\$278,779.80	\$1,475,866.89	\$1,161,272.86	-\$314,594.03	\$1,300,045.51	\$0.00	-\$1,300,045.51	\$1,397,352.94	\$0.00	-\$1,397,352.94
Avg. Original List \$ / SqFt	\$906.93	\$963.20	\$56.27	\$908.39	\$850.98	-\$57.41	\$897.45	\$0.00	-\$897.45	\$911.43	\$0.00	-\$911.43
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	97	102	5	168	164	-4	113	0	-113	83	0	-83
Avg. List Price	\$1,245,334.46	\$1,348,810.56	\$103,476.10	\$1,196,698.16	\$1,274,110.40	\$77,412.24	\$1,230,550.27	\$0.00	-\$1,230,550.27	\$1,288,663.05	\$0.00	-\$1,288,663.05
Avg. List \$ / SqFt	\$829.63	\$876.73	\$47.10	\$834.48	\$850.58	\$16.10	\$839.26	\$0.00	-\$839.26	\$831.86	\$0.00	-\$831.86
Avg. Days to Offer	26	41	15	25	28	3	39	0	-39	46	0	-46

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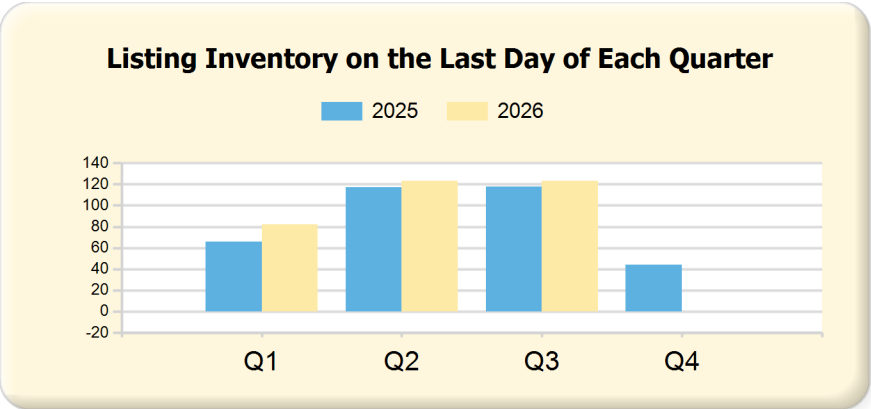
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	61	61	0	137	129	-8	123	0	-123	89	0	-89
Avg. Days on Market	71	72	1	26	39	13	47	0	-47	49	0	-49
Avg. Days to Offer	50	44	-6	18	28	10	37	0	-37	36	0	-36
Avg. Sale Price	\$1,218,026.21	\$1,548,983.41	\$330,957.20	\$1,275,161.31	\$1,255,022.36	-\$20,138.95	\$1,154,130.07	\$0.00	-\$1,154,130.07	\$1,162,949.31	\$0.00	-\$1,162,949.31
Avg. Sale \$ / SqFt	\$814.69	\$887.47	\$72.78	\$846.07	\$857.86	\$11.79	\$819.44	\$0.00	-\$819.44	\$788.90	\$0.00	-\$788.90
Avg. List Price	\$1,228,632.69	\$1,553,209.82	\$324,577.13	\$1,259,447.20	\$1,252,656.40	-\$6,790.80	\$1,171,894.18	\$0.00	-\$1,171,894.18	\$1,172,002.57	\$0.00	-\$1,172,002.57
Avg. List \$ / SqFt	\$818.78	\$887.33	\$68.55	\$832.00	\$855.66	\$23.66	\$832.16	\$0.00	-\$832.16	\$794.54	\$0.00	-\$794.54
Avg. Original List Price	\$1,252,090.11	\$1,606,178.66	\$354,088.55	\$1,272,864.07	\$1,272,556.40	-\$307.67	\$1,204,513.28	\$0.00	-\$1,204,513.28	\$1,204,466.06	\$0.00	-\$1,204,466.06
Avg. Original List \$ / SqFt	\$833.10	\$910.33	\$77.23	\$838.89	\$868.00	\$29.11	\$855.35	\$0.00	-\$855.35	\$817.58	\$0.00	-\$817.58
Avg. Sale Price as % of List Price	99.71%	100.17%	0.46%	101.74%	100.24%	-1.50%	98.51%	0.00%	-98.51%	99.43%	0.00%	-99.43%
Avg. Sale Price as % of Original List Price	98.19%	97.71%	-0.48%	101.06%	98.89%	-2.17%	96.08%	0.00%	-96.08%	96.77%	0.00%	-96.77%
Sold Units - Short Sale	0	0	0	0	0	0	1	0	-1	0	0	0
Sold Units - Lender-Owned	0	0	0	0	1	1	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	547	648	101	609	628	19	631	465	-166	631	390	-241
Units Price Changed	128	220	92	161	209	48	188	139	-49	228	117	-111
Units Went Pending	414	459	45	438	452	14	456	341	-115	452	261	-191
Units Sold	396	413	17	401	407	6	432	282	-150	411	190	-221

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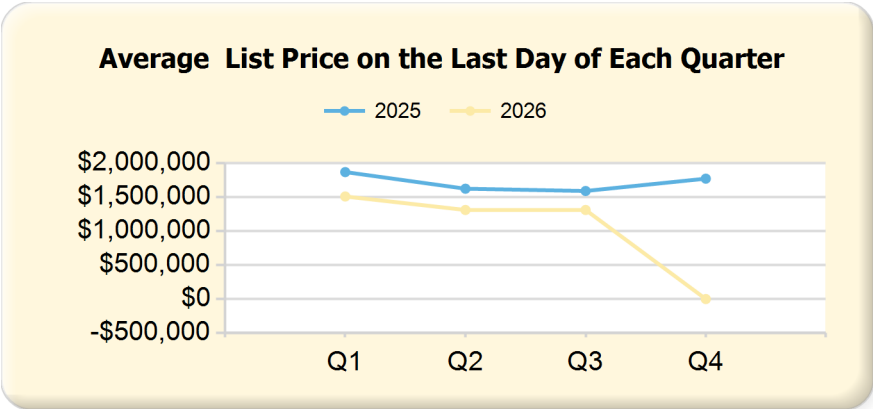
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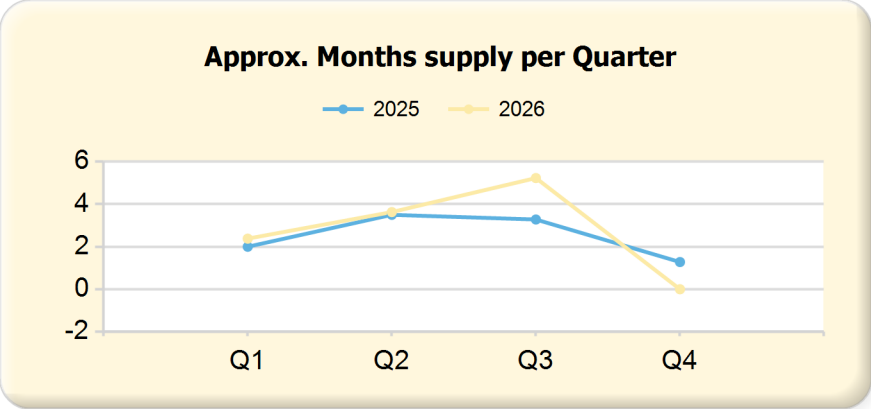
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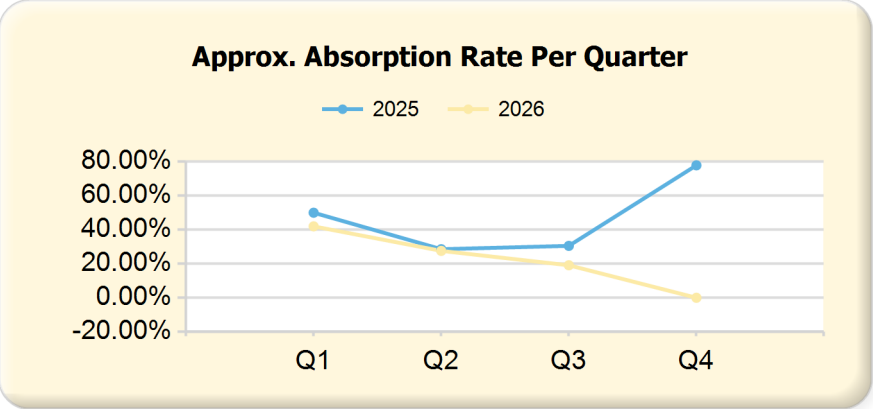
	Q1	Q2	Q3	Q4
2025	66	117	118	44
2026	82	123	123	0



	Q1	Q2	Q3	Q4
2025	\$1,870,204.91	\$1,625,344.44	\$1,591,813.41	\$1,773,419.30
2026	\$1,510,923.17	\$1,312,382.00	\$1,312,382.00	\$0.00



	Q1	Q2	Q3	Q4
2025	2.00	3.50	3.28	1.28
2026	2.38	3.63	5.23	0.00



	Q1	Q2	Q3	Q4
2025	50.00%	28.56%	30.51%	77.84%
2026	41.97%	27.57%	19.11%	0.00%

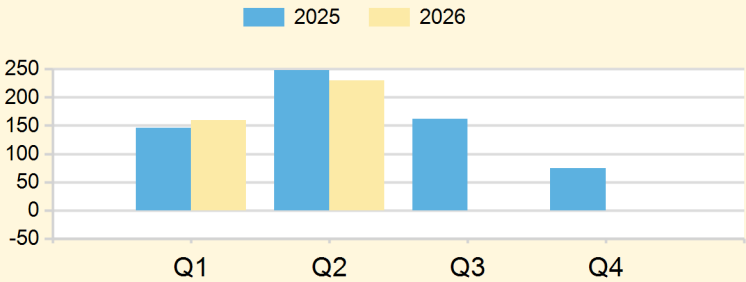
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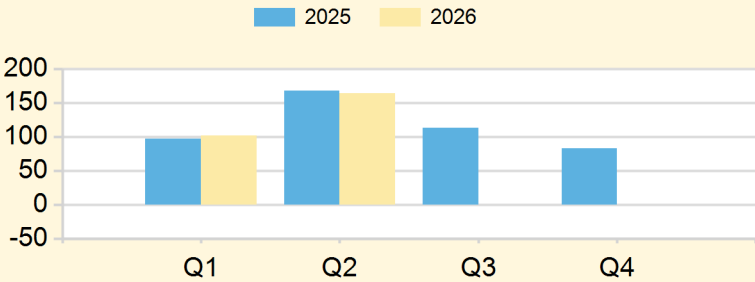
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Properties Listed During Each Quarter



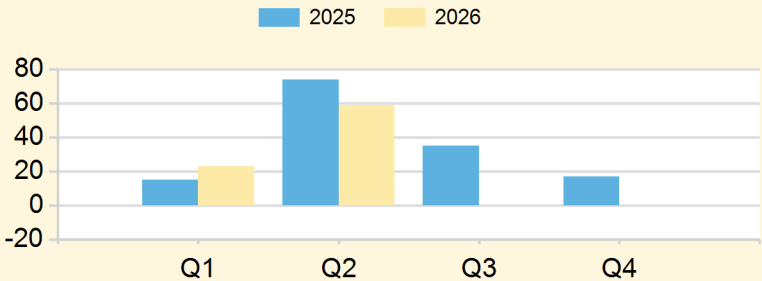
	Q1	Q2	Q3	Q4
2025	146	248	162	75
2026	160	230	0	0

Went Pending During Each Quarter



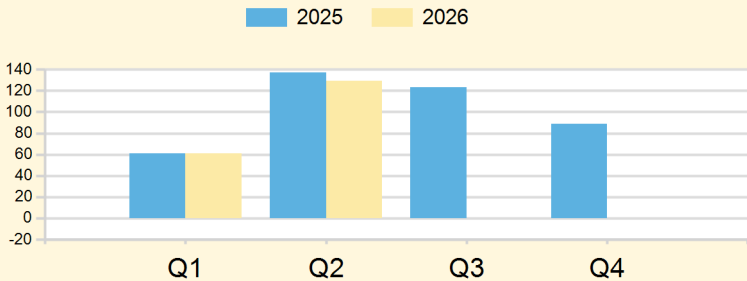
	Q1	Q2	Q3	Q4
2025	97	168	113	83
2026	102	164	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	15	74	35	17
2026	23	59	0	0

Sold Listings During Each Quarter



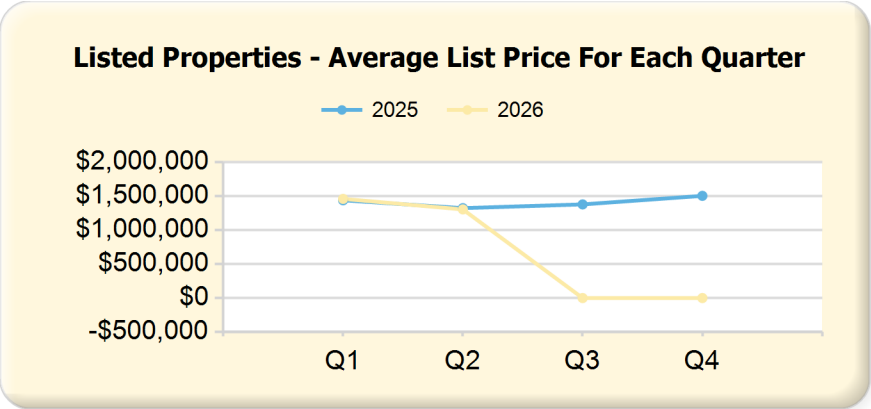
	Q1	Q2	Q3	Q4
2025	61	137	123	89
2026	61	129	0	0

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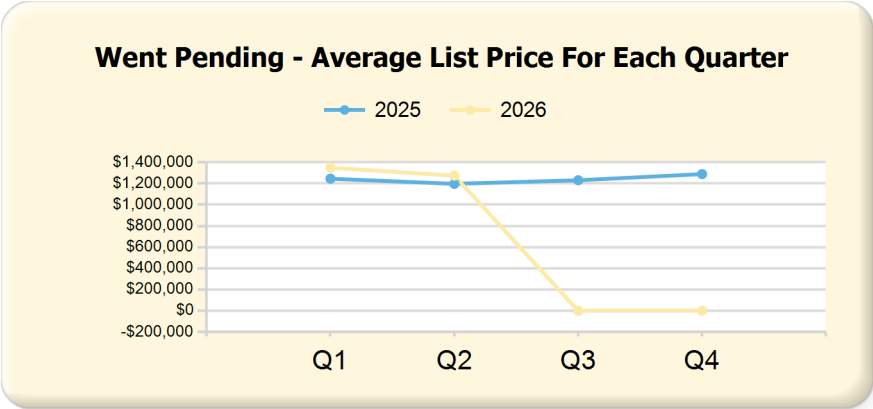
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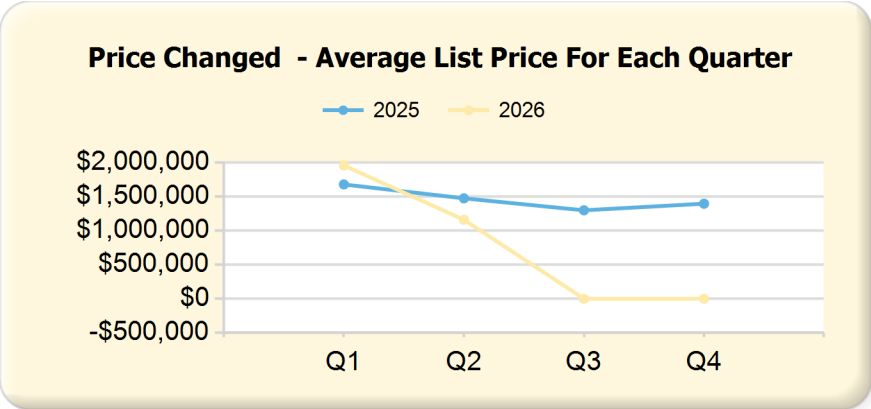
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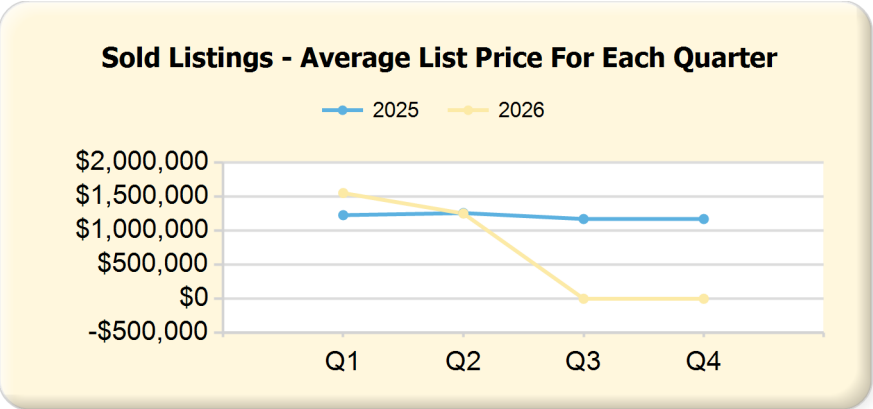
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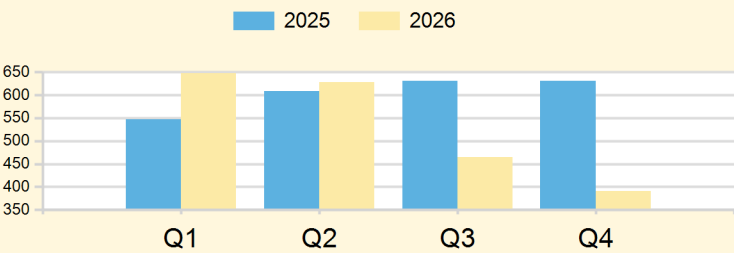
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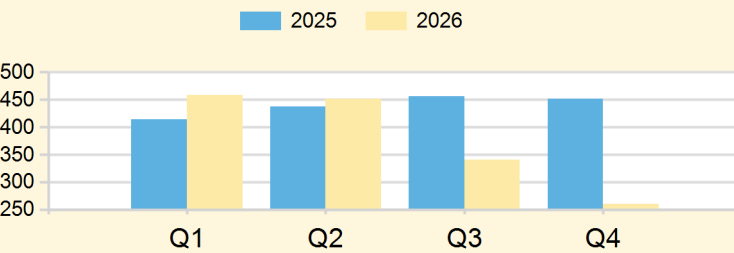
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Listed Between the Last Day of Each Quarter and 12 Months



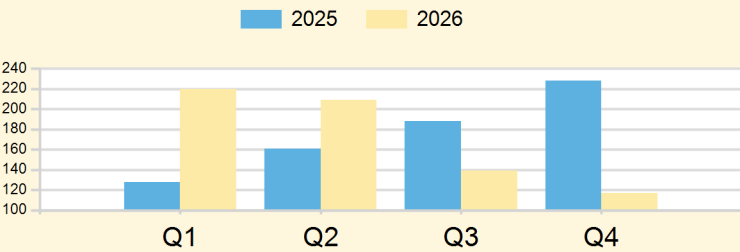
	Q1	Q2	Q3	Q4
2025	547	609	631	631
2026	648	628	465	390

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



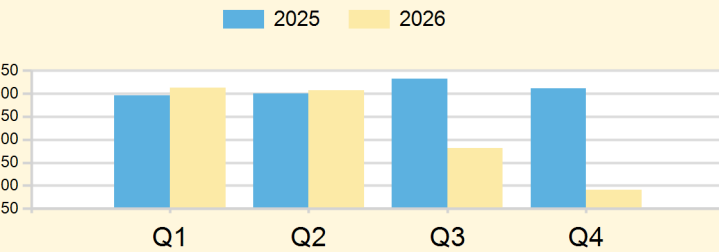
	Q1	Q2	Q3	Q4
2025	414	438	456	452
2026	459	452	341	261

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



	Q1	Q2	Q3	Q4
2025	128	161	188	228
2026	220	209	139	117

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	396	401	432	411
2026	413	407	282	190