Brookline, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 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	119	2	118	132	14	44	132	88
Avg. Days on Market	44	46	2	58	53	-5	67	65	-2	103	157	54
Avg. List Price	$1,870,204.91	$1,510,923.17	-$359,281.74	$1,625,344.44	$1,319,025.09	-$306,319.35	$1,591,813.41	$1,405,631.04	-$186,182.37	$1,773,419.30	$1,405,631.04	-$367,788.26
Avg. List $ / SqFt	$924.92	$969.59	$44.67	$930.66	$917.21	-$13.45	$924.55	$914.20	-$10.35	$1,031.59	$914.20	-$117.39
Approx. Absorption Rate	50.00%	42.07%	-7.93%	28.56%	29.48%	0.92%	30.51%	25.19%	-5.32%	77.84%	19.38%	-58.46%
Approx. Months Supply of Inventory	2.00	2.38	0.38	3.50	3.39	-0.11	3.28	3.97	0.69	1.28	5.16	3.88

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	231	-17	162	146	-16	75	0	-75
Avg. Original List Price	$1,439,968.11	$1,460,871.73	$20,903.62	$1,324,460.72	$1,302,593.46	-$21,867.26	$1,379,316.44	$1,321,994.51	-$57,321.93	$1,505,448.63	$0.00	-$1,505,448.63
Avg. Original List $ / SqFt	$873.70	$934.18	$60.48	$887.62	$890.96	$3.34	$911.30	$899.63	-$11.67	$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	36	1	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	$1,112,355.56	-$187,689.95	$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	$846.79	-$50.66	$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	79	-34	83	0	-83
Avg. List Price	$1,245,334.46	$1,348,810.56	$103,476.10	$1,196,698.16	$1,273,872.59	$77,174.43	$1,230,550.27	$1,191,569.61	-$38,980.66	$1,288,663.05	$0.00	-$1,288,663.05
Avg. List $ / SqFt	$829.63	$876.73	$47.10	$834.48	$850.35	$15.87	$839.26	$869.84	$30.58	$831.86	$0.00	-$831.86
Avg. Days to Offer	26	41	15	25	27	2	39	46	7	46	0	-46

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Brookline, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

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Condominium

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Closed Units (Sold)	61	62	1	137	142	5	123	103	-20	89	0	-89
Avg. Days on Market	71	71	0	26	39	13	47	49	2	49	0	-49
Avg. Days to Offer	50	44	-6	18	29	11	37	36	-1	36	0	-36
Avg. Sale Price	$1,218,026.21	$1,531,612.71	$313,586.50	$1,275,161.31	$1,240,069.61	-$35,091.70	$1,154,130.07	$1,242,559.22	$88,429.15	$1,162,949.31	$0.00	-$1,162,949.31
Avg. Sale $ / SqFt	$814.69	$884.52	$69.83	$846.07	$846.04	-$0.03	$819.44	$853.22	$33.78	$788.90	$0.00	-$788.90
Avg. List Price	$1,228,632.69	$1,536,045.15	$307,412.46	$1,259,447.20	$1,237,158.98	-$22,288.22	$1,171,894.18	$1,251,785.50	$79,891.32	$1,172,002.57	$0.00	-$1,172,002.57
Avg. List $ / SqFt	$818.78	$884.79	$66.01	$832.00	$844.23	$12.23	$832.16	$861.00	$28.84	$794.54	$0.00	-$794.54
Avg. Original List Price	$1,252,090.11	$1,588,159.65	$336,069.54	$1,272,864.07	$1,256,300.54	-$16,563.53	$1,204,513.28	$1,278,741.81	$74,228.53	$1,204,466.06	$0.00	-$1,204,466.06
Avg. Original List $ / SqFt	$833.10	$907.42	$74.32	$838.89	$856.67	$17.78	$855.35	$877.37	$22.02	$817.58	$0.00	-$817.58
Avg. Sale Price as % of List Price	99.71%	100.12%	0.41%	101.74%	100.20%	-1.54%	98.51%	99.20%	0.69%	99.43%	0.00%	-99.43%
Avg. Sale Price as % of Original List Price	98.19%	97.69%	-0.50%	101.06%	98.83%	-2.23%	96.08%	97.41%	1.33%	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	629	20	631	612	-19	631	537	-94
Units Price Changed	128	220	92	161	209	48	188	197	9	228	175	-53
Units Went Pending	414	459	45	438	452	14	456	416	-40	452	336	-116
Units Sold	396	414	18	401	421	20	432	399	-33	411	307	-104

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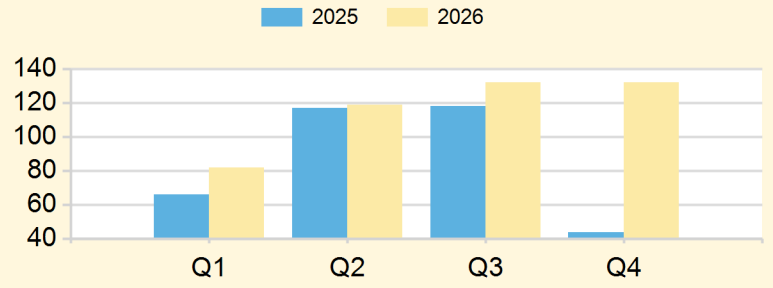
Brookline, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

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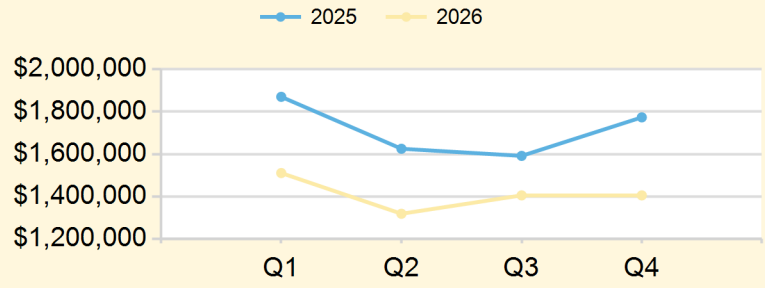
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Listing Inventory on the Last Day of Each Quarter



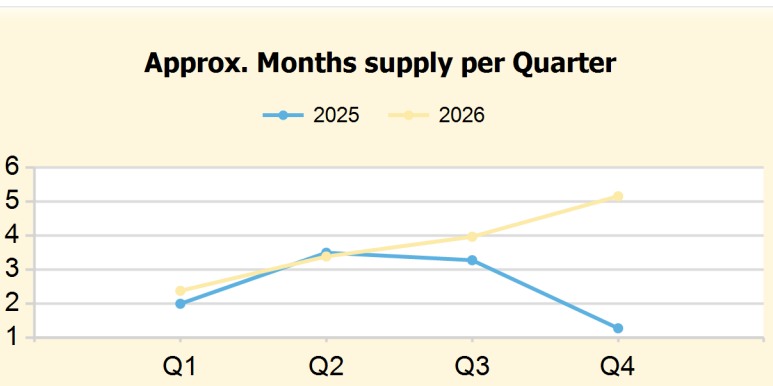
	Q1	Q2	Q3	Q4
2025	66	117	118	44
2026	82	119	132	132

Average List Price on the Last Day of Each Quarter



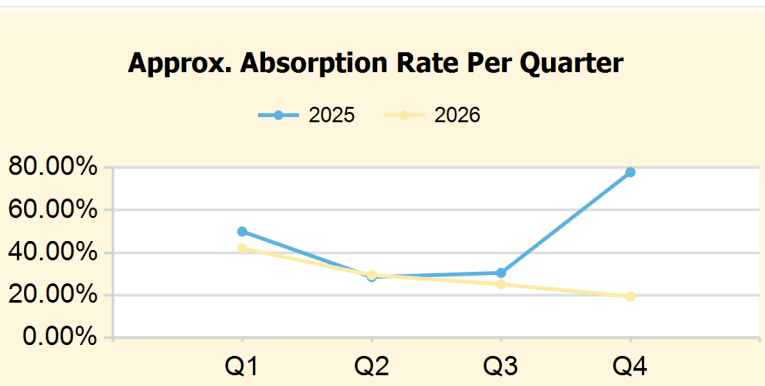
	Q1	Q2	Q3	Q4
2025	$1,870,204.91	$1,625,344.44	$1,591,813.41	$1,773,419.30
2026	$1,510,923.17	$1,319,025.09	$1,405,631.04	$1,405,631.04

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.00	3.50	3.28	1.28
2026	2.38	3.39	3.97	5.16

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	50.00%	28.56%	30.51%	77.84%
2026	42.07%	29.48%	25.19%	19.38%

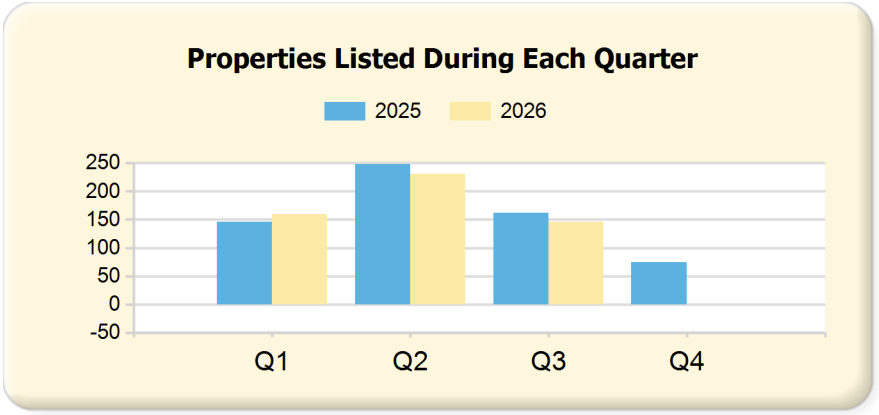
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Brookline, MA Real Estate Market Review

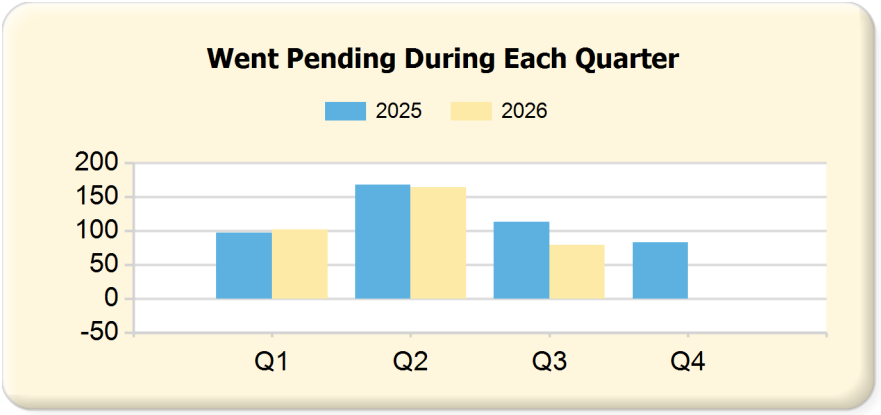
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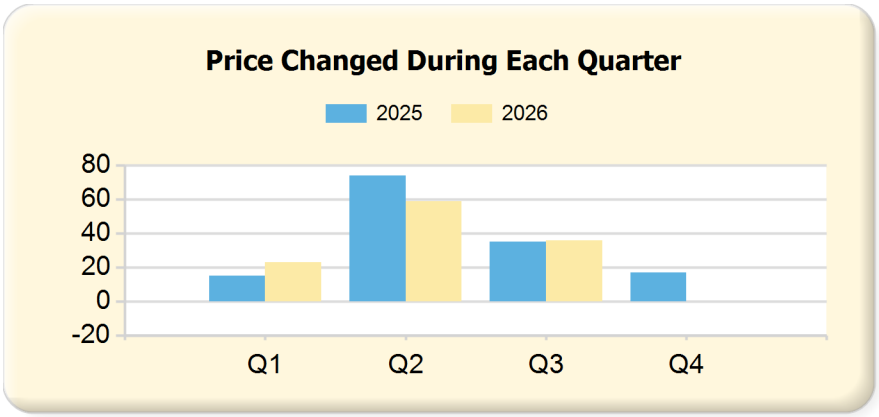
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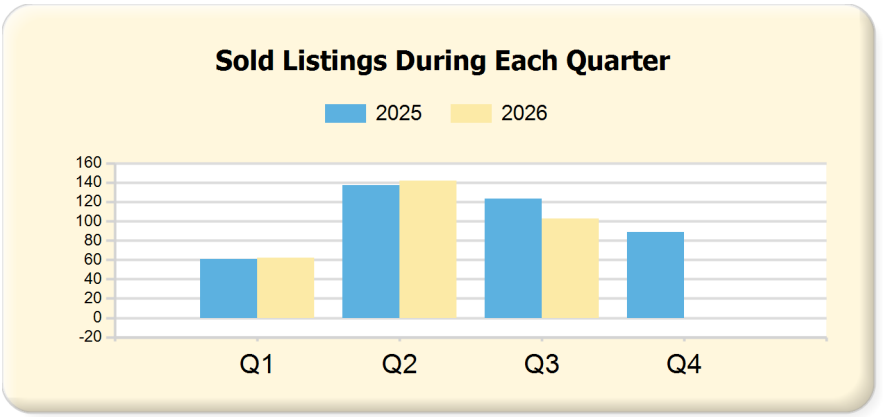
	Q1	Q2	Q3	Q4
2025	146	248	162	75
2026	160	231	146	0



	Q1	Q2	Q3	Q4
2025	97	168	113	83
2026	102	164	79	0



	Q1	Q2	Q3	Q4
2025	15	74	35	17
2026	23	59	36	0



	Q1	Q2	Q3	Q4
2025	61	137	123	89
2026	62	142	103	0

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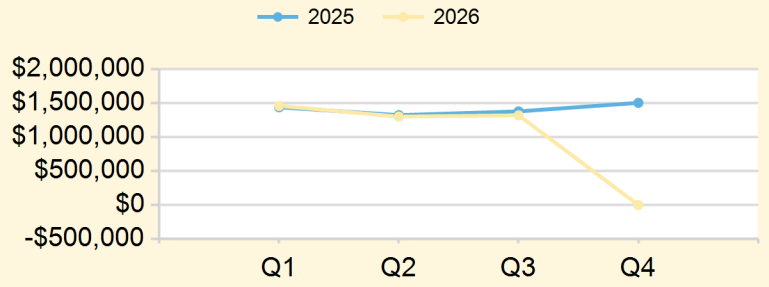
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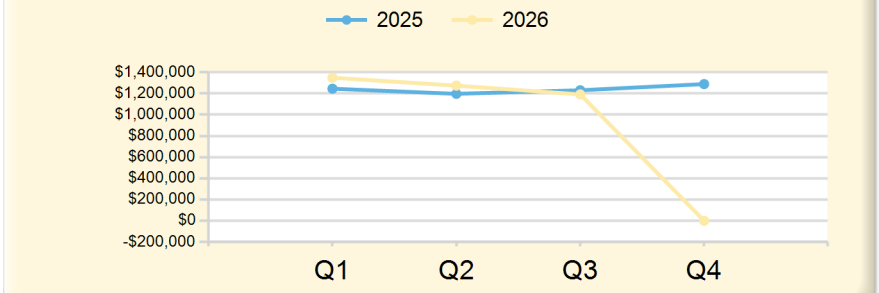
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Listed Properties - Average List Price For Each Quarter



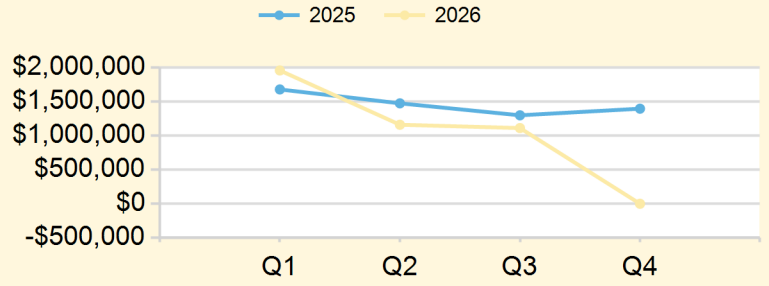
	Q1	Q2	Q3	Q4
2025	$1,439,968.11	$1,324,460.72	$1,379,316.44	$1,505,448.63
2026	$1,460,871.73	$1,302,593.46	$1,321,994.51	$0.00

Went Pending - Average List Price For Each Quarter



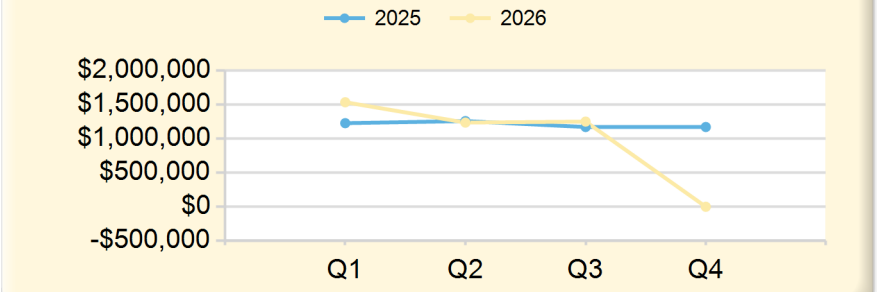
	Q1	Q2	Q3	Q4
2025	$1,245,334.46	$1,196,698.16	$1,230,550.27	$1,288,663.05
2026	$1,348,810.56	$1,273,872.59	$1,191,569.61	$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	$1,680,133.20	$1,475,866.89	$1,300,045.51	$1,397,352.94
2026	$1,958,913.00	$1,161,272.86	$1,112,355.56	$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	$1,228,632.69	$1,259,447.20	$1,171,894.18	$1,172,002.57
2026	$1,536,045.15	$1,237,158.98	$1,251,785.50	$0.00

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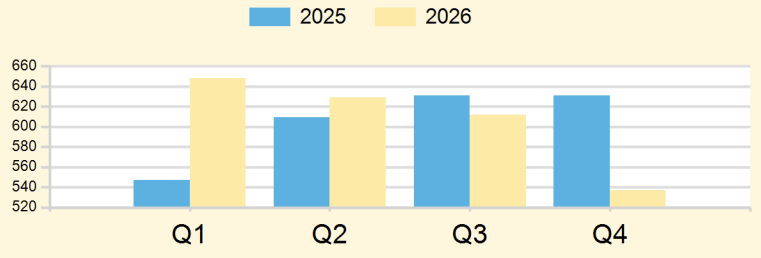
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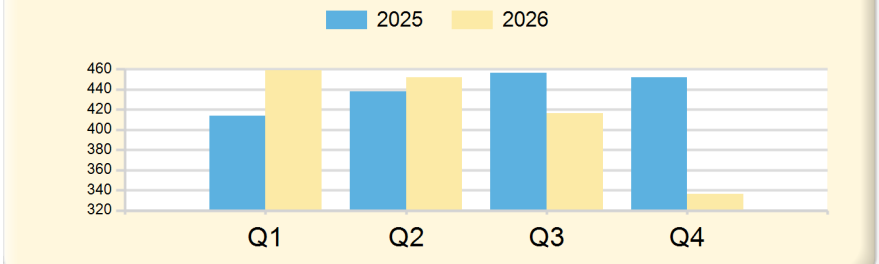
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Listed Between the Last Day of Each Quarter and 12 Months



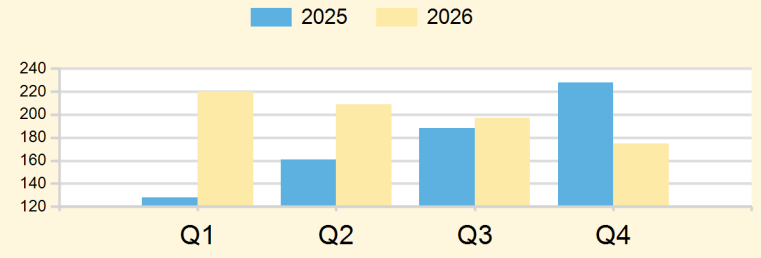
	Q1	Q2	Q3	Q4
2025	547	609	631	631
2026	648	629	612	537

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



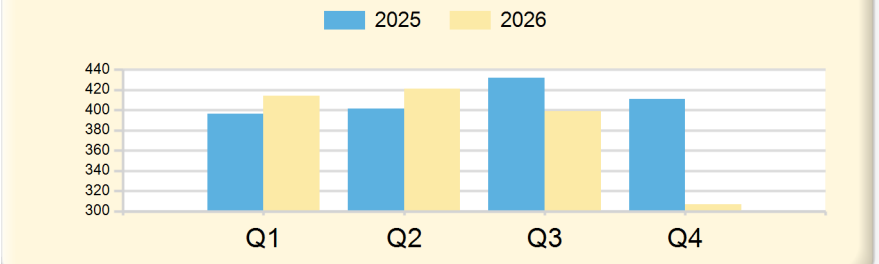
	Q1	Q2	Q3	Q4
2025	414	438	456	452
2026	459	452	416	336

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



	Q1	Q2	Q3	Q4
2025	128	161	188	228
2026	220	209	197	175

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	396	401	432	411
2026	414	421	399	307

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