

Brookline, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	66	86	20	117	86	-31	119	0	-119	45	0	-45
Median Days on Market	19	23	4	50	114	64	42	0	-42	97	0	-97
Median List Price	\$1,587,500.00	\$1,150,000.00	-\$437,500.00	\$1,200,000.00	\$1,150,000.00	-\$50,000.00	\$1,225,000.00	\$0.00	-\$1,225,000.00	\$1,440,000.00	\$0.00	-\$1,440,000.00
Median List \$ / SqFt	\$879.63	\$907.22	\$27.59	\$871.55	\$907.22	\$35.67	\$857.04	\$0.00	-\$857.04	\$922.33	\$0.00	-\$922.33
Approx. Absorption Rate	50.00%	39.15%	-10.85%	28.56%	26.07%	-2.49%	30.25%	0.00%	-30.25%	76.11%	0.00%	-76.11%
Approx. Months Supply of Inventory	2.00	2.55	0.55	3.50	3.84	0.34	3.31	0.00	-3.31	1.31	0.00	-1.31
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	146	158	12	248	0	-248	163	0	-163	75	0	-75
Median Original List Price	\$1,189,000.00	\$1,196,500.00	\$7,500.00	\$1,097,000.00	\$0.00	-\$1,097,000.00	\$1,075,000.00	\$0.00	-\$1,075,000.00	\$1,195,000.00	\$0.00	-\$1,195,000.00
Median Original List \$ / SqFt	\$843.76	\$866.86	\$23.10	\$848.80	\$0.00	-\$848.80	\$832.79	\$0.00	-\$832.79	\$862.00	\$0.00	-\$862.00
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	0	-74	36	0	-36	17	0	-17
Median Original List Price	\$1,295,000.00	\$1,775,000.00	\$480,000.00	\$1,237,000.00	\$0.00	-\$1,237,000.00	\$1,042,500.00	\$0.00	-\$1,042,500.00	\$995,000.00	\$0.00	-\$995,000.00
Median Original List \$ / SqFt	\$892.38	\$947.96	\$55.58	\$861.48	\$0.00	-\$861.48	\$835.10	\$0.00	-\$835.10	\$895.07	\$0.00	-\$895.07
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	99	2	168	0	-168	113	0	-113	83	0	-83
Median List Price	\$1,060,000.00	\$1,070,000.00	\$10,000.00	\$976,500.00	\$0.00	-\$976,500.00	\$975,000.00	\$0.00	-\$975,000.00	\$999,999.00	\$0.00	-\$999,999.00
Median List \$ / SqFt	\$794.43	\$833.13	\$38.70	\$820.12	\$0.00	-\$820.12	\$788.73	\$0.00	-\$788.73	\$834.86	\$0.00	-\$834.86
Median Days to Offer	8	8	0	9	0	-9	26	0	-26	27	0	-27

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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	52	-9	137	0	-137	123	0	-123	89	0	-89
Median Days on Market	32	52	20	16	0	-16	37	0	-37	28	0	-28
Median Days to Offer	19	23	4	7	0	-7	31	0	-31	21	0	-21
Median Sale Price	\$1,050,000.00	\$1,300,000.00	\$250,000.00	\$1,100,000.00	\$0.00	-\$1,100,000.00	\$915,000.00	\$0.00	-\$915,000.00	\$1,000,000.00	\$0.00	-\$1,000,000.00
Median Sale \$ / SqFt	\$788.22	\$831.17	\$42.95	\$831.42	\$0.00	-\$831.42	\$797.40	\$0.00	-\$797.40	\$800.85	\$0.00	-\$800.85
Median List Price	\$1,100,000.00	\$1,299,000.00	\$199,000.00	\$1,075,000.00	\$0.00	-\$1,075,000.00	\$900,000.00	\$0.00	-\$900,000.00	\$999,990.00	\$0.00	-\$999,990.00
Median List \$ / SqFt	\$805.97	\$838.07	\$32.10	\$820.08	\$0.00	-\$820.08	\$795.13	\$0.00	-\$795.13	\$795.23	\$0.00	-\$795.23
Median Original List Price	\$1,100,000.00	\$1,324,000.00	\$224,000.00	\$1,099,000.00	\$0.00	-\$1,099,000.00	\$975,000.00	\$0.00	-\$975,000.00	\$1,000,000.00	\$0.00	-\$1,000,000.00
Median Original List \$ / SqFt	\$812.04	\$870.06	\$58.02	\$820.53	\$0.00	-\$820.53	\$818.18	\$0.00	-\$818.18	\$816.49	\$0.00	-\$816.49
Median Sale Price as % of List Price	99.35%	98.84%	-0.51%	100.17%	0.00%	-100.17%	98.28%	0.00%	-98.28%	99.04%	0.00%	-99.04%
Median Sale Price as % of Original List Price	98.98%	96.79%	-2.19%	100.11%	0.00%	-100.11%	96.64%	0.00%	-96.64%	97.78%	0.00%	-97.78%
Sold Units - Short Sale	0	0	0	0	0	0	1	0	-1	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	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	647	100	609	397	-212	632	233	-399	632	158	-474
Units Price Changed	128	221	93	161	116	-45	189	45	-144	229	23	-206
Units Went Pending	414	456	42	438	290	-148	456	179	-277	452	99	-353
Units Sold	396	404	8	401	269	-132	432	144	-288	411	52	-359

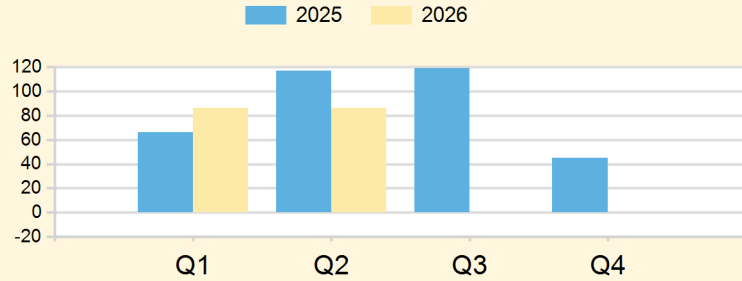
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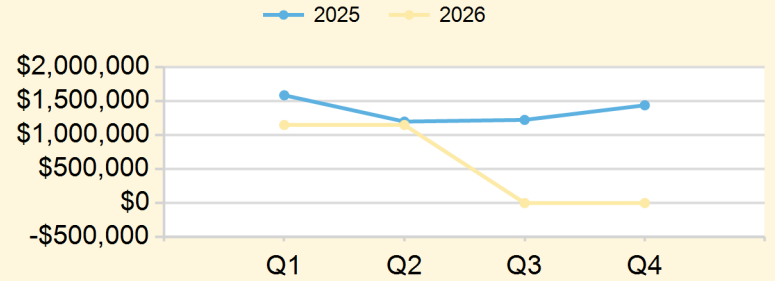
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Listing Inventory on the Last Day of Each Quarter



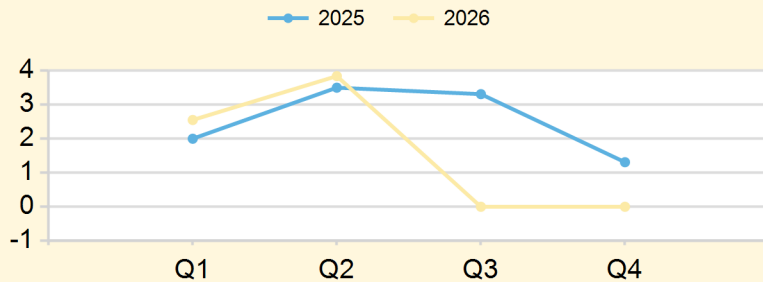
	Q1	Q2	Q3	Q4
2025	66	117	119	45
2026	86	86	0	0

Median List Price on the Last Day of Each Quarter



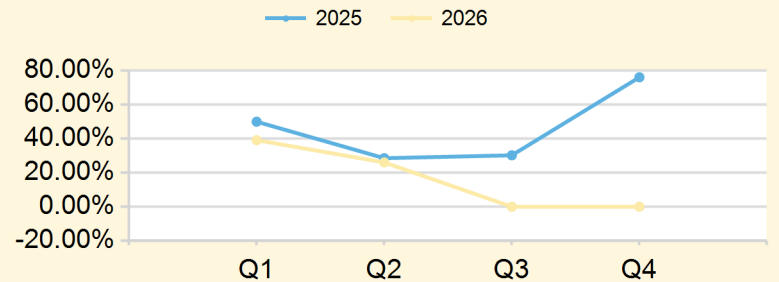
	Q1	Q2	Q3	Q4
2025	\$1,587,500.00	\$1,200,000.00	\$1,225,000.00	\$1,440,000.00
2026	\$1,150,000.00	\$1,150,000.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.00	3.50	3.31	1.31
2026	2.55	3.84	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	50.00%	28.56%	30.25%	76.11%
2026	39.15%	26.07%	0.00%	0.00%

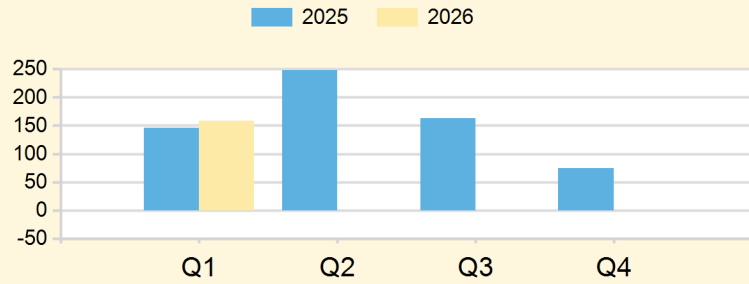
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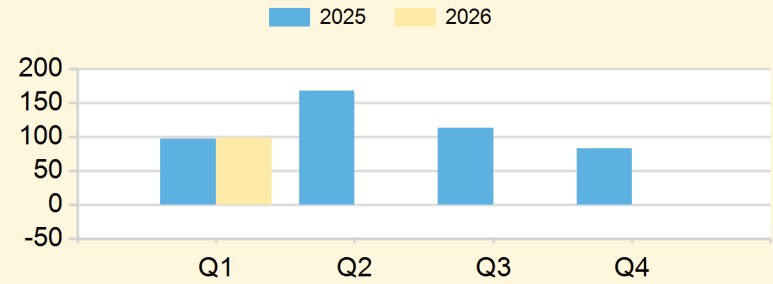
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Properties Listed During Each Quarter



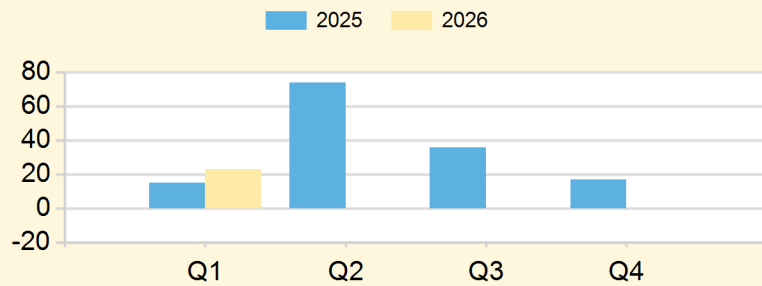
	Q1	Q2	Q3	Q4
2025	146	248	163	75
2026	158	0	0	0

Went Pending During Each Quarter



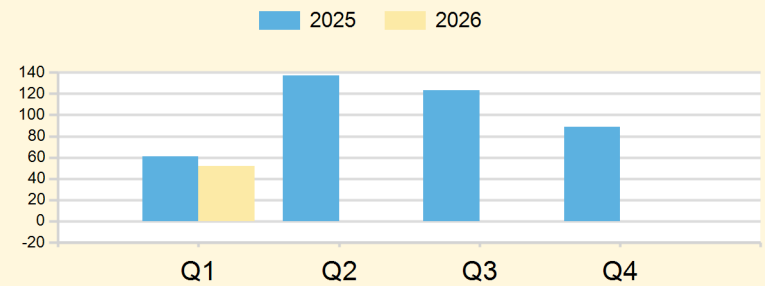
	Q1	Q2	Q3	Q4
2025	97	168	113	83
2026	99	0	0	0

Price Changed During Each Quarter



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

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	61	137	123	89
2026	52	0	0	0

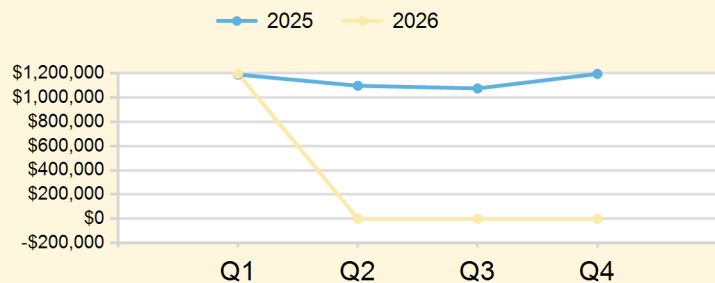
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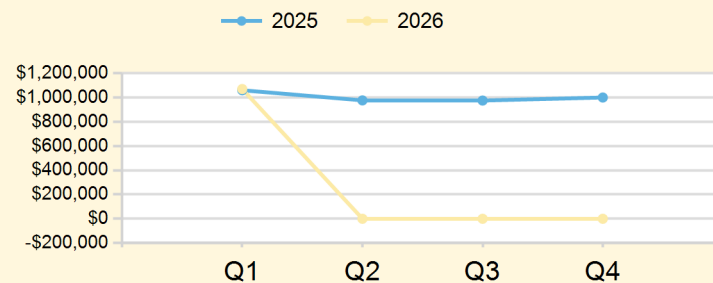
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Listed Properties - Median List Price For Each Quarter



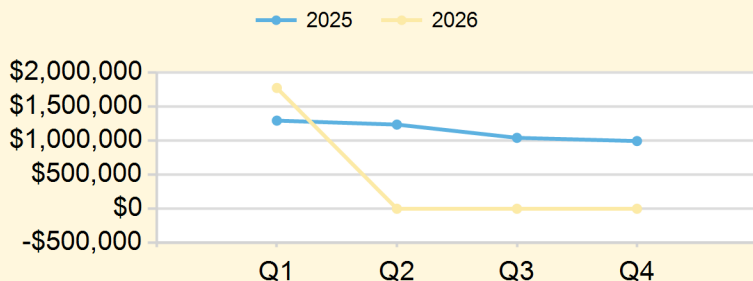
	Q1	Q2	Q3	Q4
2025	\$1,189,000.00	\$1,097,000.00	\$1,075,000.00	\$1,195,000.00
2026	\$1,196,500.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



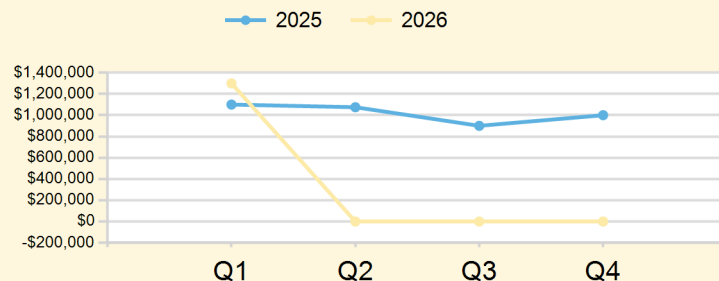
	Q1	Q2	Q3	Q4
2025	\$1,060,000.00	\$976,500.00	\$975,000.00	\$999,999.00
2026	\$1,070,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,295,000.00	\$1,237,000.00	\$1,042,500.00	\$995,000.00
2026	\$1,775,000.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,100,000.00	\$1,075,000.00	\$900,000.00	\$999,990.00
2026	\$1,299,000.00	\$0.00	\$0.00	\$0.00

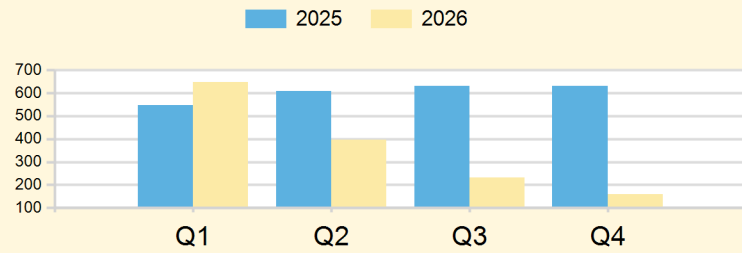
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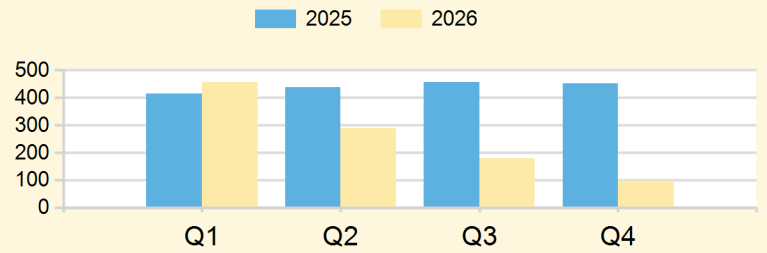
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Listed Between the Last Day of Each Quarter and 12 Months



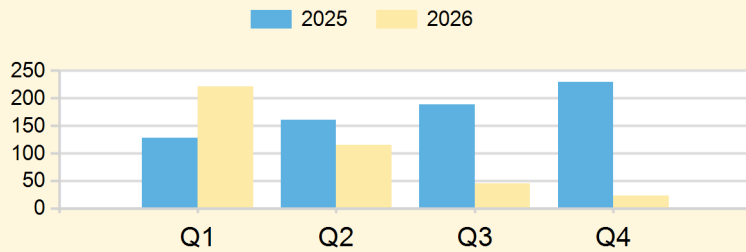
	Q1	Q2	Q3	Q4
2025	547	609	632	632
2026	647	397	233	158

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



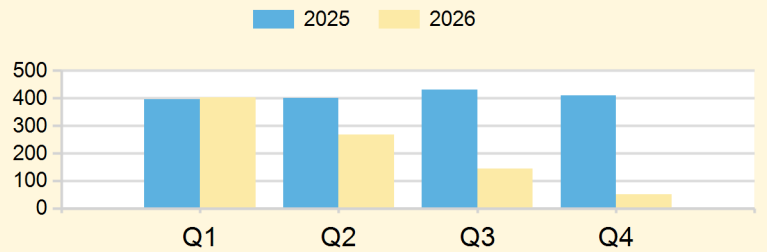
	Q1	Q2	Q3	Q4
2025	414	438	456	452
2026	456	290	179	99

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



	Q1	Q2	Q3	Q4
2025	128	161	189	229
2026	221	116	45	23

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	396	401	432	411
2026	404	269	144	52