

Brookline, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	63	66	3	64	117	53	72	118	46	26	118	92
Median Days on Market	31	19	-12	63	50	-13	35	38	3	83	130	47
Median List Price	\$1,549,000.00	\$1,587,500.00	\$38,500.00	\$1,262,500.00	\$1,200,000.00	-\$62,500.00	\$1,301,500.00	\$1,199,000.00	-\$102,500.00	\$1,846,500.00	\$1,199,000.00	-\$647,500.00
Median List \$ / SqFt	\$820.00	\$879.63	\$59.63	\$793.77	\$871.55	\$77.78	\$841.72	\$855.18	\$13.46	\$1,003.05	\$855.18	-\$147.87
Approx. Absorption Rate	51.06%	50.00%	-1.06%	49.48%	28.56%	-20.92%	41.78%	30.44%	-11.34%	125.64%	22.67%	-102.97%
Approx. Months Supply of Inventory	1.96	2.00	0.04	2.02	3.50	1.48	2.39	3.29	0.90	0.80	4.41	3.61
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Taken)	136	146	10	185	248	63	140	163	23	75	0	-75
Median Original List Price	\$1,032,500.00	\$1,189,000.00	\$156,500.00	\$895,000.00	\$1,097,000.00	\$202,000.00	\$1,085,000.00	\$1,075,000.00	-\$10,000.00	\$1,179,000.00	\$0.00	-\$1,179,000.00
Median Original List \$ / SqFt	\$798.66	\$843.76	\$45.10	\$789.14	\$848.80	\$59.66	\$846.14	\$832.79	-\$13.35	\$818.89	\$0.00	-\$818.89
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Price Changed)	25	15	-10	48	74	26	25	36	11	9	0	-9
Median Original List Price	\$869,000.00	\$1,295,000.00	\$426,000.00	\$1,107,000.00	\$1,237,000.00	\$130,000.00	\$999,000.00	\$1,042,500.00	\$43,500.00	\$1,179,000.00	\$0.00	-\$1,179,000.00
Median Original List \$ / SqFt	\$818.63	\$892.38	\$73.75	\$823.16	\$861.48	\$38.32	\$852.44	\$835.10	-\$17.34	\$880.55	\$0.00	-\$880.55
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Went Pending)	92	97	5	144	168	24	96	113	17	86	0	-86
Median List Price	\$892,450.00	\$1,060,000.00	\$167,550.00	\$850,000.00	\$976,500.00	\$126,500.00	\$886,500.00	\$975,000.00	\$88,500.00	\$1,024,999.50	\$0.00	-\$1,024,999.50
Median List \$ / SqFt	\$784.94	\$794.43	\$9.49	\$784.57	\$820.12	\$35.55	\$803.49	\$788.73	-\$14.76	\$767.49	\$0.00	-\$767.49
Median Days to Offer	8	8	0	10	9	-1	13	23	10	21	0	-21

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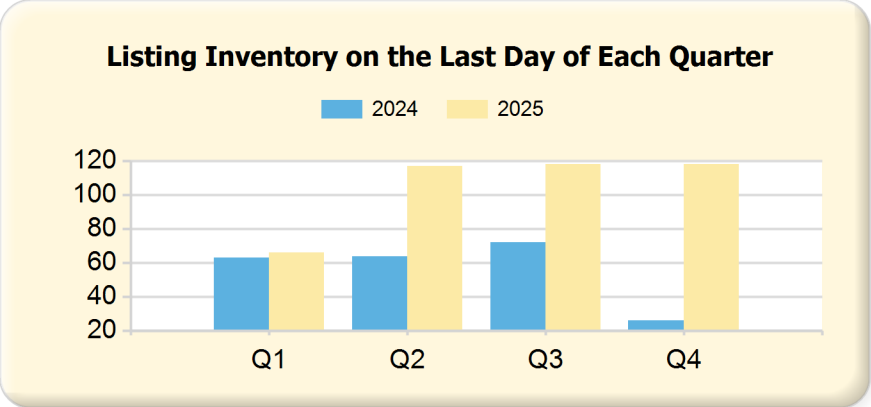
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Closed Units (Sold)	57	61	4	132	137	5	93	122	29	110	0	-110
Median Days on Market	29	32	3	19	16	-3	23	37	14	26	0	-26
Median Days to Offer	14	19	5	7	7	0	12	32	20	17	0	-17
Median Sale Price	\$1,000,000.00	\$1,050,000.00	\$50,000.00	\$887,500.00	\$1,100,000.00	\$212,500.00	\$860,000.00	\$912,500.00	\$52,500.00	\$979,500.00	\$0.00	-\$979,500.00
Median Sale \$ / SqFt	\$739.13	\$788.22	\$49.09	\$796.27	\$831.42	\$35.15	\$798.91	\$799.00	\$0.09	\$763.07	\$0.00	-\$763.07
Median List Price	\$1,065,000.00	\$1,100,000.00	\$35,000.00	\$892,450.00	\$1,075,000.00	\$182,550.00	\$845,000.00	\$899,500.00	\$54,500.00	\$962,500.00	\$0.00	-\$962,500.00
Median List \$ / SqFt	\$763.42	\$805.97	\$42.55	\$780.34	\$820.08	\$39.74	\$798.91	\$797.01	-\$1.90	\$774.66	\$0.00	-\$774.66
Median Original List Price	\$1,075,000.00	\$1,100,000.00	\$25,000.00	\$892,450.00	\$1,099,000.00	\$206,550.00	\$849,000.00	\$946,500.00	\$97,500.00	\$962,500.00	\$0.00	-\$962,500.00
Median Original List \$ / SqFt	\$797.50	\$812.04	\$14.54	\$781.56	\$820.53	\$38.97	\$816.97	\$824.50	\$7.53	\$790.90	\$0.00	-\$790.90
Median Sale Price as % of List Price	98.48%	99.35%	0.87%	100.00%	100.17%	0.17%	99.30%	98.27%	-1.03%	98.92%	0.00%	-98.92%
Median Sale Price as % of Original List Price	97.20%	98.98%	1.78%	100.00%	100.11%	0.11%	98.82%	96.60%	-2.22%	98.36%	0.00%	-98.36%
Sold Units - Short Sale	0	0	0	0	0	0	0	1	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		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Units Listed	529	547	18	537	609	72	529	632	103	536	557	21
Units Price Changed	143	128	-15	165	161	-4	145	189	44	148	178	30
Units Went Pending	409	414	5	390	438	48	407	456	49	408	370	-38
Units Sold	386	396	10	380	401	21	361	431	70	392	321	-71

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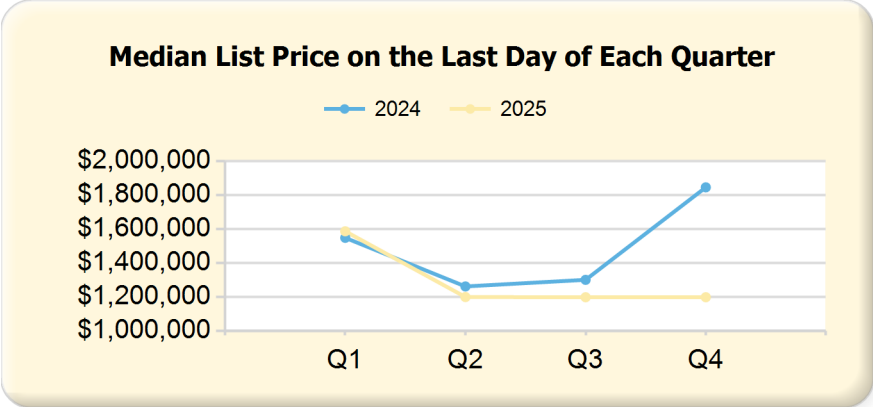
2025 vs. 2024 Per Quarter

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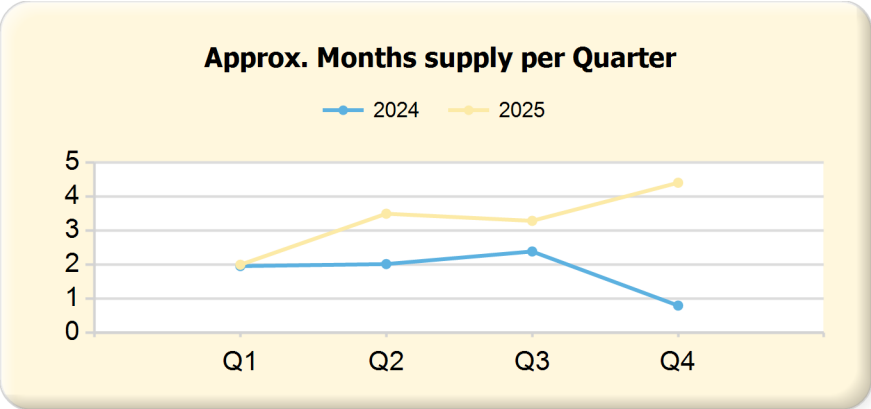
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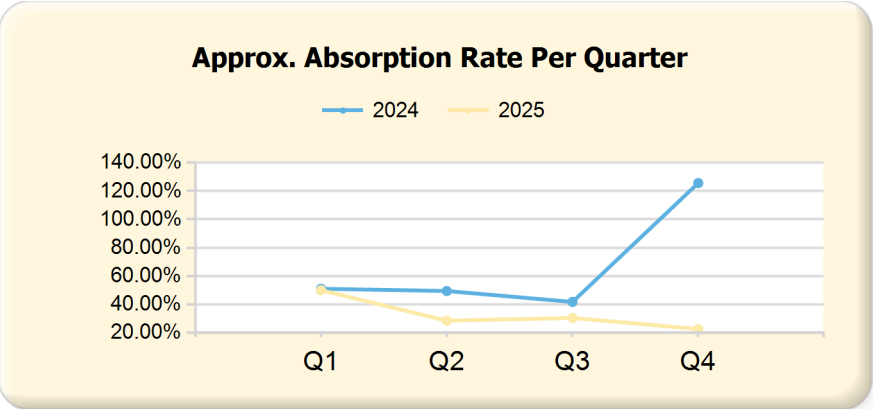
	Q1	Q2	Q3	Q4
2024	63	64	72	26
2025	66	117	118	118



	Q1	Q2	Q3	Q4
2024	\$1,549,000.00	\$1,262,500.00	\$1,301,500.00	\$1,846,500.00
2025	\$1,587,500.00	\$1,200,000.00	\$1,199,000.00	\$1,199,000.00



	Q1	Q2	Q3	Q4
2024	1.96	2.02	2.39	0.80
2025	2.00	3.50	3.29	4.41



	Q1	Q2	Q3	Q4
2024	51.06%	49.48%	41.78%	125.64%
2025	50.00%	28.56%	30.44%	22.67%

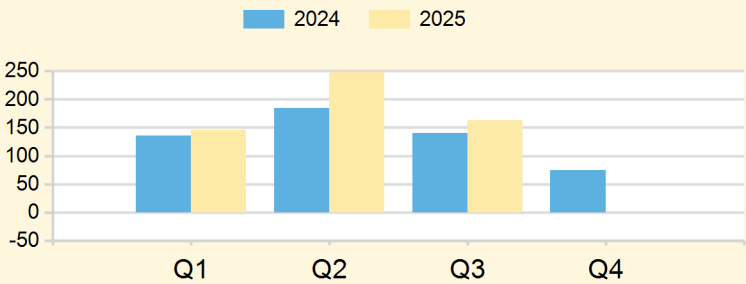
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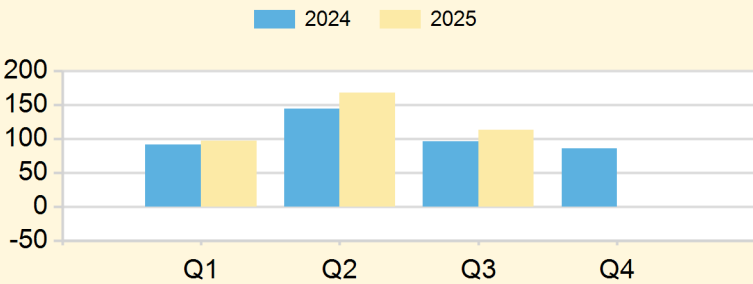
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Properties Listed During Each Quarter



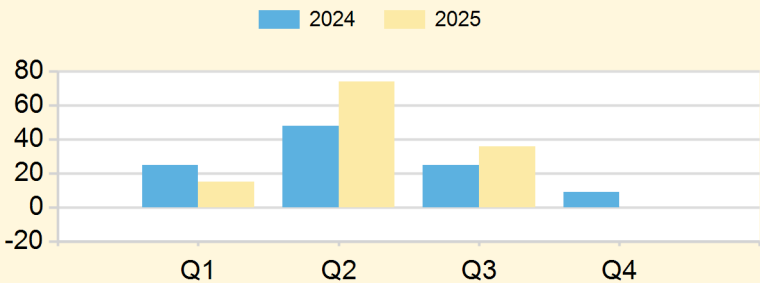
	Q1	Q2	Q3	Q4
2024	136	185	140	75
2025	146	248	163	0

Went Pending During Each Quarter



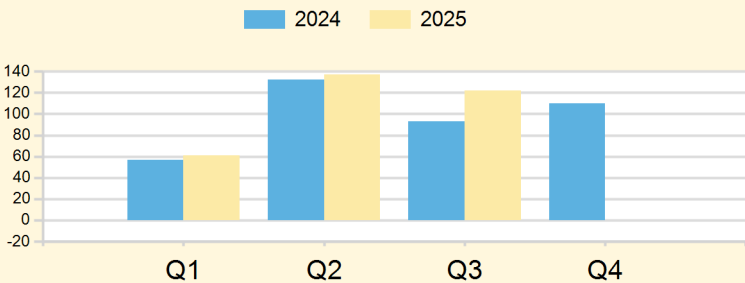
	Q1	Q2	Q3	Q4
2024	92	144	96	86
2025	97	168	113	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	25	48	25	9
2025	15	74	36	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	57	132	93	110
2025	61	137	122	0

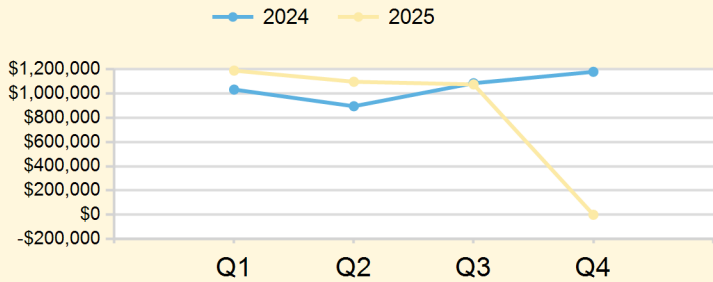
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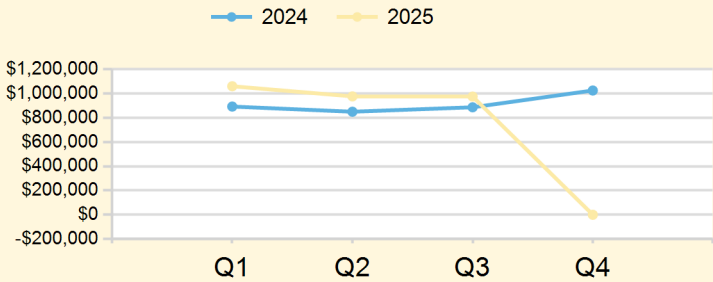
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Listed Properties - Median List Price For Each Quarter



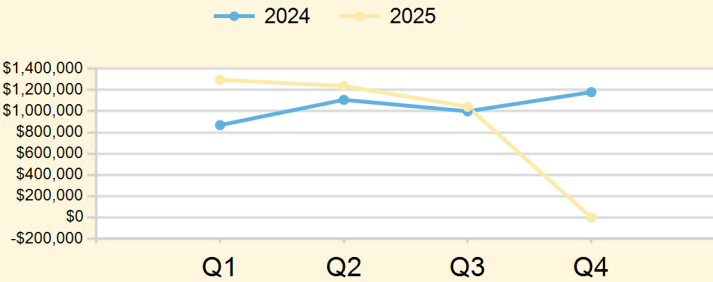
	Q1	Q2	Q3	Q4
2024	\$1,032,500.00	\$895,000.00	\$1,085,000.00	\$1,179,000.00
2025	\$1,189,000.00	\$1,097,000.00	\$1,075,000.00	\$0.00

Went Pending - Median List Price For Each Quarter



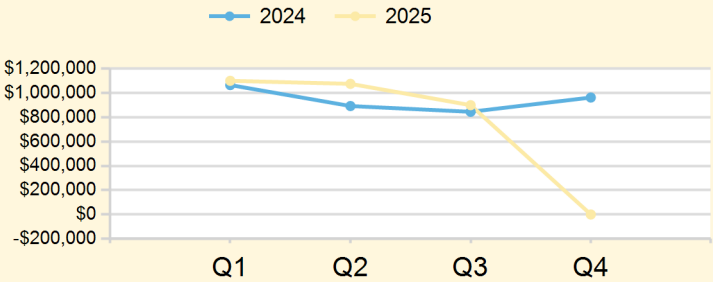
	Q1	Q2	Q3	Q4
2024	\$892,450.00	\$850,000.00	\$886,500.00	\$1,024,999.50
2025	\$1,060,000.00	\$976,500.00	\$975,000.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$869,000.00	\$1,107,000.00	\$999,000.00	\$1,179,000.00
2025	\$1,295,000.00	\$1,237,000.00	\$1,042,500.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,065,000.00	\$892,450.00	\$845,000.00	\$962,500.00
2025	\$1,100,000.00	\$1,075,000.00	\$899,500.00	\$0.00

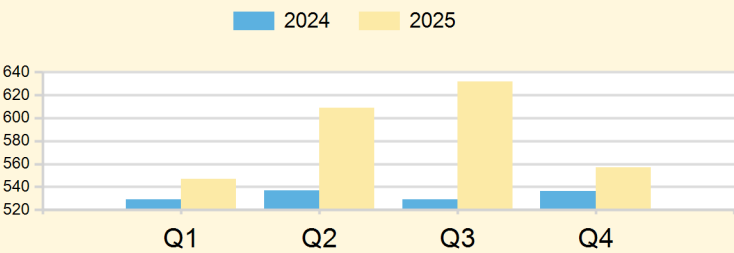
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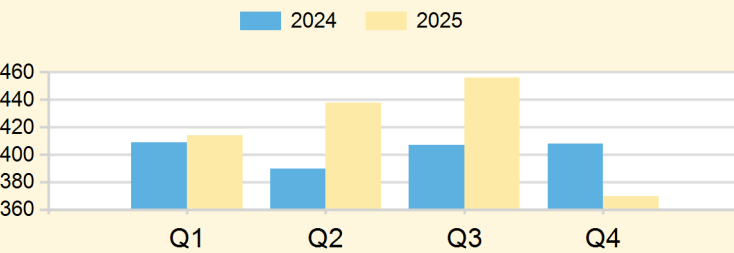
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Listed Between the Last Day of Each Quarter and 12 Months



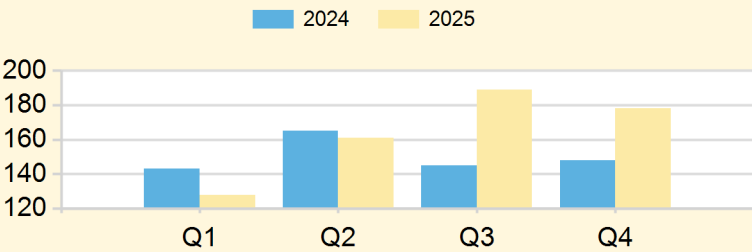
	Q1	Q2	Q3	Q4
2024	529	537	529	536
2025	547	609	632	557

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



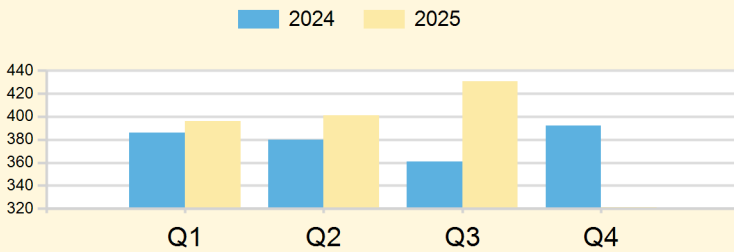
	Q1	Q2	Q3	Q4
2024	409	390	407	408
2025	414	438	456	370

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



	Q1	Q2	Q3	Q4
2024	143	165	145	148
2025	128	161	189	178

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	386	380	361	392
2025	396	401	431	321