

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brookline

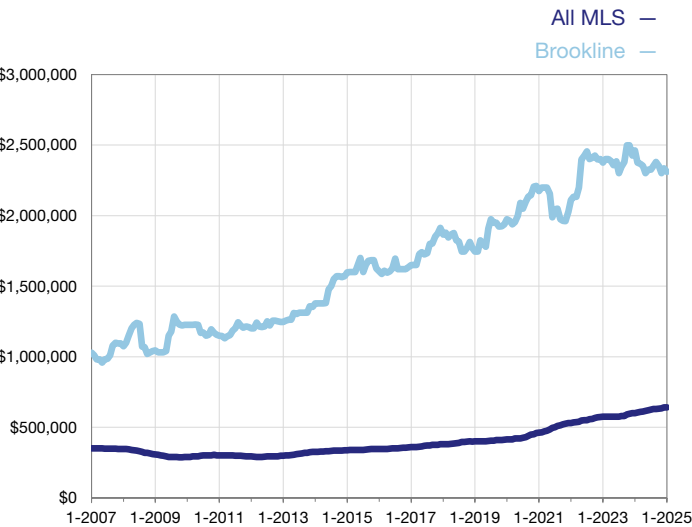
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$3,475,000	\$2,400,000	- 30.9%	\$3,475,000	\$2,400,000	- 30.9%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	110	94	- 14.5%	110	94	- 14.5%
Percent of Original List Price Received*	88.1%	85.8%	- 2.6%	88.1%	85.8%	- 2.6%
New Listings	9	11	+ 22.2%	9	11	+ 22.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	25	+ 212.5%	8	25	+ 212.5%
Closed Sales	25	22	- 12.0%	25	22	- 12.0%
Median Sales Price*	\$1,083,032	\$1,010,000	- 6.7%	\$1,083,032	\$1,010,000	- 6.7%
Inventory of Homes for Sale	61	39	- 36.1%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	64	98	+ 53.1%	64	98	+ 53.1%
Percent of Original List Price Received*	93.5%	94.9%	+ 1.5%	93.5%	94.9%	+ 1.5%
New Listings	33	40	+ 21.2%	33	40	+ 21.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

