

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brookline

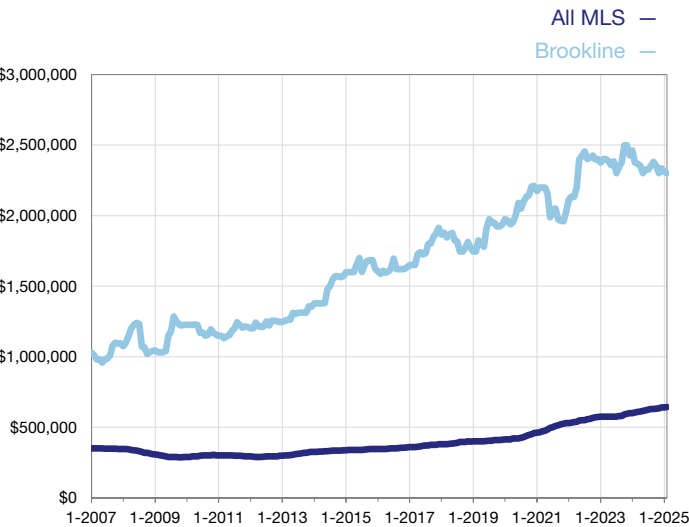
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	10	7	- 30.0%
Closed Sales	8	3	- 62.5%	12	9	- 25.0%
Median Sales Price*	\$2,109,000	\$1,858,000	- 11.9%	\$2,379,000	\$2,400,000	+ 0.9%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--
Cumulative Days on Market Until Sale	48	17	- 64.6%	69	68	- 1.4%
Percent of Original List Price Received*	101.0%	102.9%	+ 1.9%	96.7%	91.5%	- 5.4%
New Listings	11	14	+ 27.3%	20	25	+ 25.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	29	23	- 20.7%	37	47	+ 27.0%
Closed Sales	8	21	+ 162.5%	33	44	+ 33.3%
Median Sales Price*	\$970,000	\$1,225,000	+ 26.3%	\$1,083,032	\$1,105,000	+ 2.0%
Inventory of Homes for Sale	68	42	- 38.2%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	35	49	+ 40.0%	57	73	+ 28.1%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	94.8%	98.3%	+ 3.7%
New Listings	40	27	- 32.5%	73	67	- 8.2%

\* 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

