

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	8	+ 14.3%	107	123	+ 15.0%
Closed Sales	12	12	0.0%	104	121	+ 16.3%
Median Sales Price*	\$2,650,000	\$2,810,750	+ 6.1%	\$2,335,000	\$2,800,000	+ 19.9%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	64	96	+ 50.0%	61	61	0.0%
Percent of Original List Price Received*	93.3%	88.4%	- 5.3%	96.2%	96.3%	+ 0.1%
New Listings	1	4	+ 300.0%	175	192	+ 9.7%

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

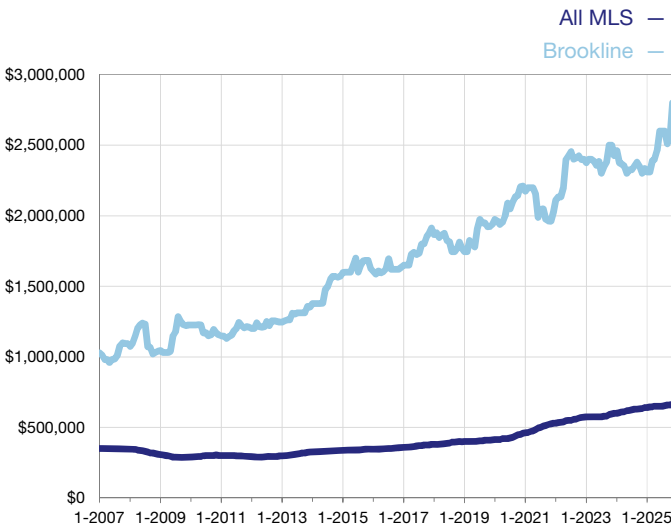
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	17	+ 6.3%	389	423	+ 8.7%
Closed Sales	35	25	- 28.6%	392	409	+ 4.3%
Median Sales Price*	\$1,162,500	\$1,150,000	- 1.1%	\$907,500	\$980,000	+ 8.0%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	60	72	+ 20.0%	41	44	+ 7.3%
Percent of Original List Price Received*	97.2%	94.9%	- 2.4%	98.8%	98.2%	- 0.6%
New Listings	2	8	+ 300.0%	505	595	+ 17.8%

* 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

