

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price*	\$2,400,000	\$2,250,250	- 6.2%	\$2,400,000	\$2,250,250	- 6.2%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	3.7	2.4	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	94	119	+ 26.6%	94	119	+ 26.6%
Percent of Original List Price Received*	85.8%	95.2%	+ 11.0%	85.8%	95.2%	+ 11.0%
New Listings	11	9	- 18.2%	11	9	- 18.2%

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

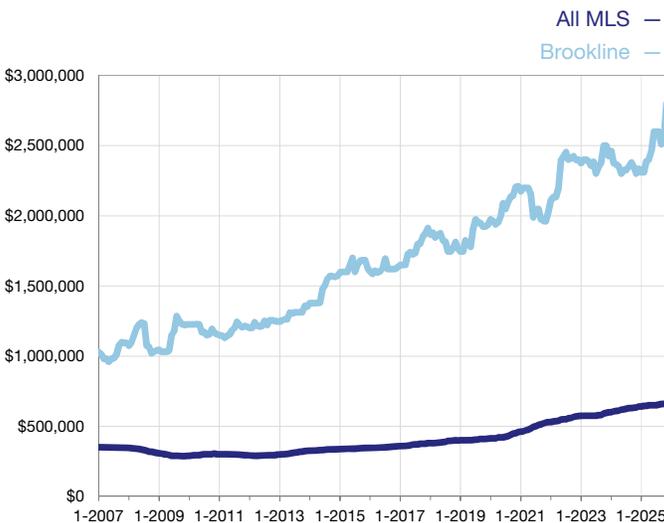
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	24	0.0%	24	24	0.0%
Closed Sales	23	20	- 13.0%	23	20	- 13.0%
Median Sales Price*	\$1,050,000	\$1,160,000	+ 10.5%	\$1,050,000	\$1,160,000	+ 10.5%
Inventory of Homes for Sale	47	50	+ 6.4%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	95	88	- 7.4%	95	88	- 7.4%
Percent of Original List Price Received*	95.0%	95.3%	+ 0.3%	95.0%	95.3%	+ 0.3%
New Listings	40	38	- 5.0%	40	38	- 5.0%

* 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

