

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brookline

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	7	11	+ 57.1%
Closed Sales	4	1	- 75.0%	10	9	- 10.0%
Median Sales Price*	\$2,184,000	\$5,860,000	+ 168.3%	\$2,400,000	\$2,450,000	+ 2.1%
Inventory of Homes for Sale	38	32	- 15.8%	--	--	--
Months Supply of Inventory	4.4	3.1	- 29.5%	--	--	--
Cumulative Days on Market Until Sale	29	48	+ 65.5%	68	111	+ 63.2%
Percent of Original List Price Received*	100.7%	88.1%	- 12.5%	91.7%	94.4%	+ 2.9%
New Listings	15	19	+ 26.7%	26	29	+ 11.5%

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

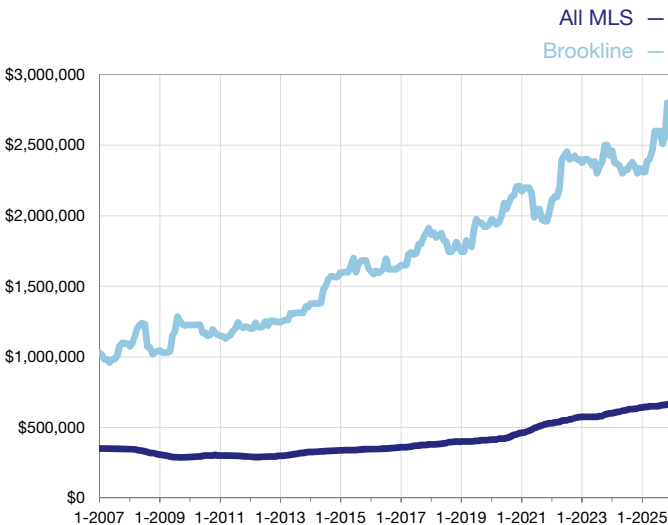
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	30	+ 36.4%	46	44	- 4.3%
Closed Sales	21	15	- 28.6%	44	35	- 20.5%
Median Sales Price*	\$1,225,000	\$1,300,000	+ 6.1%	\$1,105,000	\$1,220,000	+ 10.4%
Inventory of Homes for Sale	47	49	+ 4.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	68	+ 38.8%	73	79	+ 8.2%
Percent of Original List Price Received*	101.9%	98.5%	- 3.3%	98.3%	96.6%	- 1.7%
New Listings	25	29	+ 16.0%	65	65	0.0%

\* 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

