

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	21	+ 90.9%	18	31	+ 72.2%
Closed Sales	1	10	+ 900.0%	11	19	+ 72.7%
Median Sales Price*	\$8,000,000	\$2,190,000	- 72.6%	\$2,400,000	\$2,280,000	- 5.0%
Inventory of Homes for Sale	52	45	- 13.5%	--	--	--
Months Supply of Inventory	5.7	4.0	- 29.8%	--	--	--
Cumulative Days on Market Until Sale	8	58	+ 625.0%	62	83	+ 33.9%
Percent of Original List Price Received*	89.9%	97.6%	+ 8.6%	91.6%	96.1%	+ 4.9%
New Listings	29	36	+ 24.1%	55	64	+ 16.4%

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

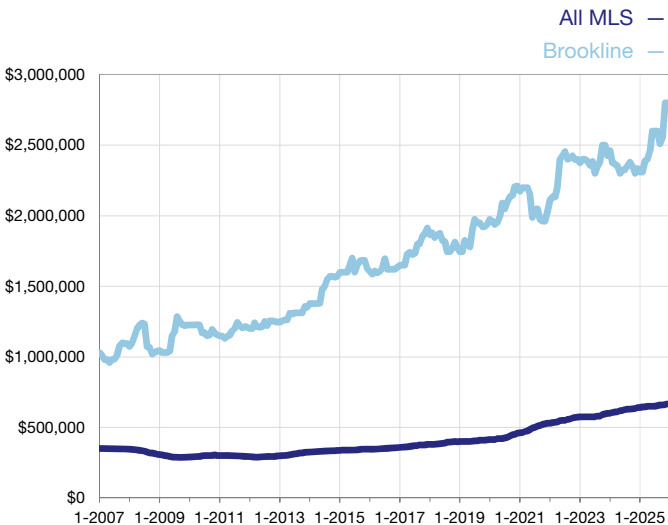
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	39	50	+ 28.2%	85	92	+ 8.2%
Closed Sales	16	26	+ 62.5%	60	61	+ 1.7%
Median Sales Price*	\$934,300	\$1,449,500	+ 55.1%	\$1,010,000	\$1,338,888	+ 32.6%
Inventory of Homes for Sale	84	87	+ 3.6%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	69	61	- 11.6%	72	72	0.0%
Percent of Original List Price Received*	97.6%	99.1%	+ 1.5%	98.1%	97.7%	- 0.4%
New Listings	78	90	+ 15.4%	143	155	+ 8.4%

* 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

