

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

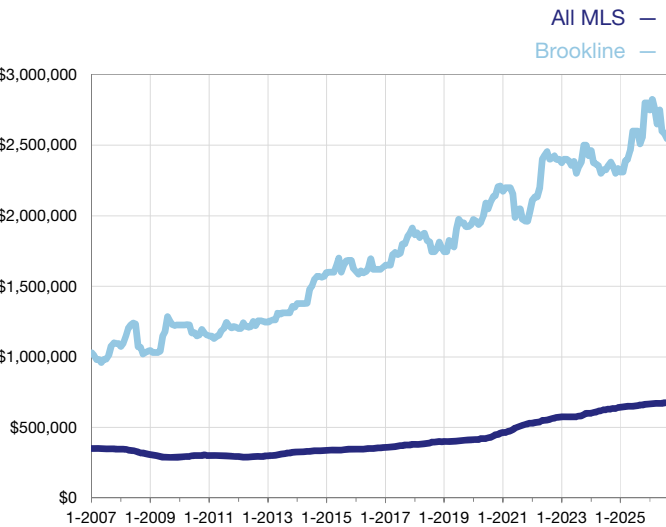
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	86	82	- 4.7%
Closed Sales	11	7	- 36.4%	88	79	- 10.2%
Median Sales Price*	\$2,876,250	\$2,394,900	- 16.7%	\$2,800,000	\$2,525,000	- 9.8%
Inventory of Homes for Sale	52	44	- 15.4%	--	--	--
Months Supply of Inventory	5.0	4.5	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	60	45	- 25.0%	52	55	+ 5.8%
Percent of Original List Price Received*	96.7%	95.1%	- 1.7%	97.6%	97.2%	- 0.4%
New Listings	5	8	+ 60.0%	148	149	+ 0.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	35	21	- 40.0%	305	291	- 4.6%
Closed Sales	39	39	0.0%	286	290	+ 1.4%
Median Sales Price*	\$850,000	\$850,000	0.0%	\$1,000,000	\$1,037,500	+ 3.8%
Inventory of Homes for Sale	104	100	- 3.8%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	52	+ 6.1%	41	48	+ 17.1%
Percent of Original List Price Received*	95.5%	96.9%	+ 1.5%	98.9%	98.3%	- 0.6%
New Listings	27	33	+ 22.2%	437	433	- 0.9%

* 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

