

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookline

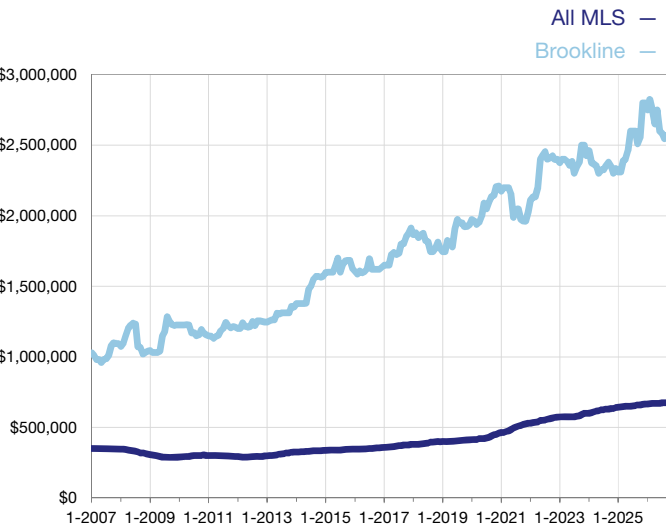
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	14	+ 40.0%	96	96	0.0%
Closed Sales	11	9	- 18.2%	99	88	- 11.1%
Median Sales Price*	\$2,245,000	\$2,575,000	+ 14.7%	\$2,750,000	\$2,525,000	- 8.2%
Inventory of Homes for Sale	56	53	- 5.4%	--	--	--
Months Supply of Inventory	5.3	5.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	64	123	+ 92.2%	54	62	+ 14.8%
Percent of Original List Price Received*	97.7%	90.2%	- 7.7%	97.6%	96.5%	- 1.1%
New Listings	19	25	+ 31.6%	167	174	+ 4.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	35	24	- 31.4%	340	315	- 7.4%
Closed Sales	34	17	- 50.0%	320	308	- 3.8%
Median Sales Price*	\$925,000	\$1,040,000	+ 12.4%	\$974,000	\$1,037,500	+ 6.5%
Inventory of Homes for Sale	139	134	- 3.6%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--
Cumulative Days on Market Until Sale	56	62	+ 10.7%	42	49	+ 16.7%
Percent of Original List Price Received*	95.7%	95.2%	- 0.5%	98.6%	98.1%	- 0.5%
New Listings	87	76	- 12.6%	524	507	- 3.2%

* 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

