Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Brookline

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**14**	+ 180.0%	101	**108**	+ 6.9%
Closed Sales	3	**8**	+ 166.7%	102	**96**	- 5.9%
Median Sales Price*	$2,300,000	**$2,850,000**	+ 23.9%	$2,725,000	**$2,545,000**	- 6.6%
Inventory of Homes for Sale	57	**43**	- 24.6%	--	--	--
Months Supply of Inventory	5.8	**4.1**	- 29.3%	--	--	--
Cumulative Days on Market Until Sale	48	**81**	+ 68.8%	54	**64**	+ 18.5%
Percent of Original List Price Received*	94.7%	**90.7%**	- 4.2%	97.6%	**96.0%**	- 1.6%
New Listings	16	**11**	- 31.3%	183	**186**	+ 1.6%

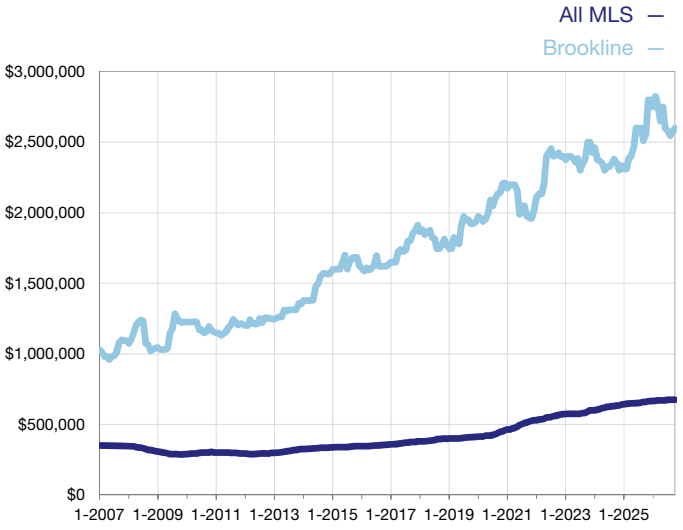
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

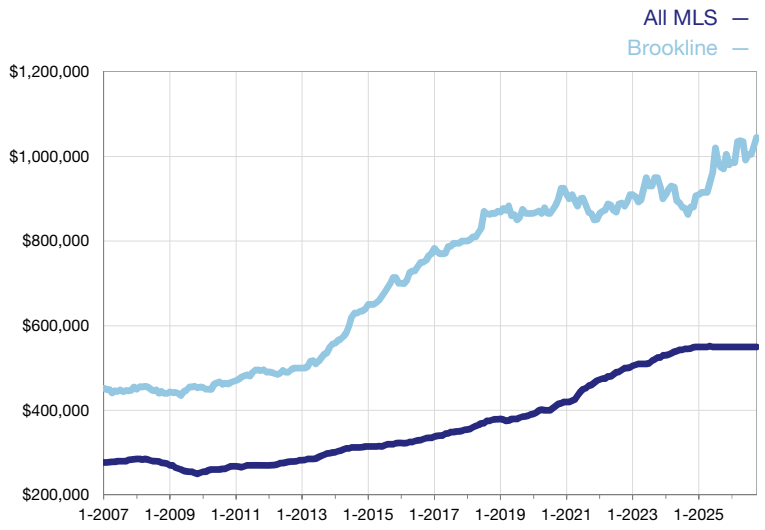
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	38	**32**	- 15.8%	378	**343**	- 9.3%
Closed Sales	39	**27**	- 30.8%	359	**336**	- 6.4%
Median Sales Price*	$899,000	**$1,190,000**	+ 32.4%	$970,000	**$1,037,500**	+ 7.0%
Inventory of Homes for Sale	128	**132**	+ 3.1%	--	--	--
Months Supply of Inventory	3.5	**4.1**	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	47	**52**	+ 10.6%	43	**49**	+ 14.0%
Percent of Original List Price Received*	96.9%	**95.7%**	- 1.2%	98.4%	**97.9%**	- 0.5%
New Listings	44	**46**	+ 4.5%	568	**549**	- 3.3%

* 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



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