

Brookline, MA — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$1,111,679

Typical Home Value (ZHVI)

▼ 4.9% YoY

\$1,395,833

Median Sale Price

Zillow closed sales

\$779/sqft

Median Price Per Sq Ft

▲ 8.9% YoY

239

Homes Currently For Sale

Active inventory

95

New Listings This Month

Fresh supply

16 days

Median Days to Pending

Fast-moving

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

154

Sold May (▲ 21.0% YoY)

\$779/sqft

Median \$/sqft (▲ 8.9% YoY)

21 days

Avg. DOM (vs. 19 last yr)

82/100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$330,000 – \$510,000
1 Bedroom	~650–850 sq ft	\$475,000 – \$720,000
2 Bedroom	~950–1,300 sq ft	\$695,000 – \$1,105,000
3+ Bedroom / Townhouse	~1,500–2,400 sq ft	\$1,095,000 – \$2,040,000

AGENT TAKEAWAY

Inventory climbed to 239 listings with 95 new in June, yet homes still pend in a median 16 days at a Compete Score of 82. \$/sqft is up 8.9% to \$779 even as ZHVI drifts to \$1.11M (-4.9%).

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory, new listings and list/sale pricing where published. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.