

Brookline

Community · MA · Massachusetts > Norfolk County

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

493

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



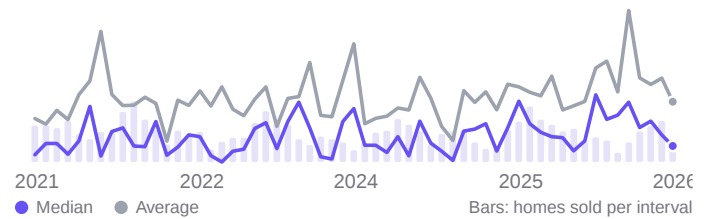
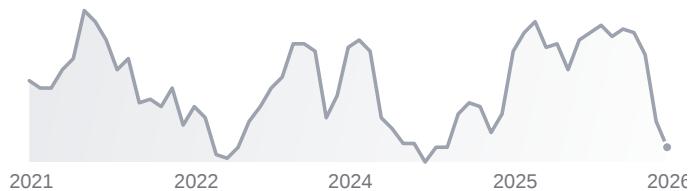
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$992K · Average \$1.5M

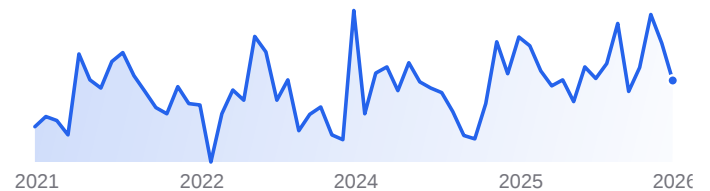
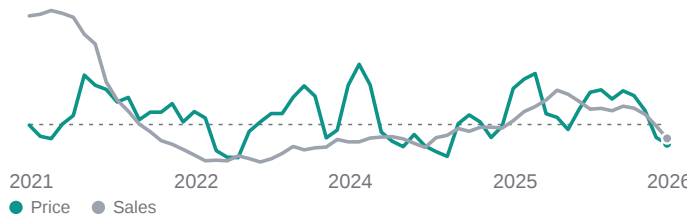


Growth (year over year)

Price -13.3% · Sales -9.5%

Price per square foot

\$794/ft²

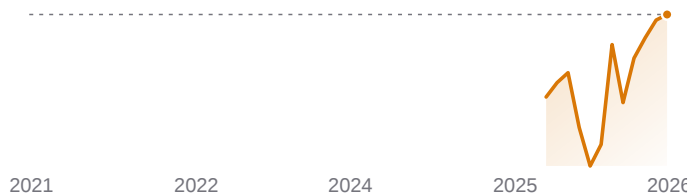


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

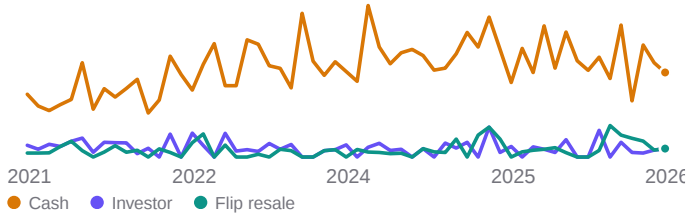
3.5%



BUYERS & OUTCOMES

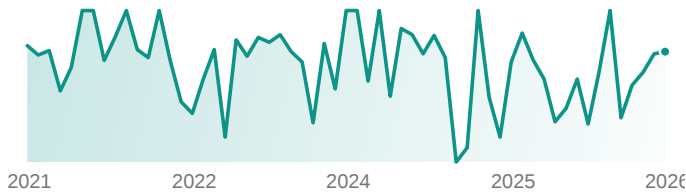
Buyer mix

Cash 38% · Investor 3.8% · Flip resale 3.8%



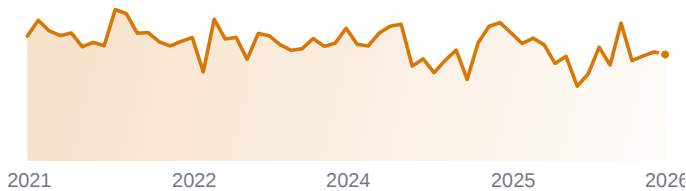
Sellers who sold at a gain

95%

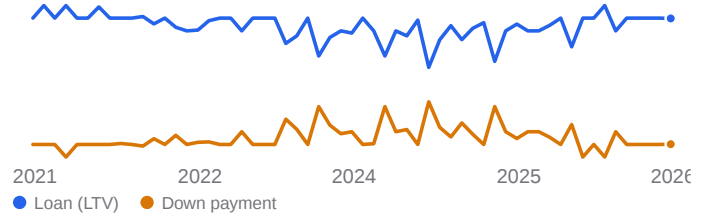


Median annualized return at resale

+3.8%

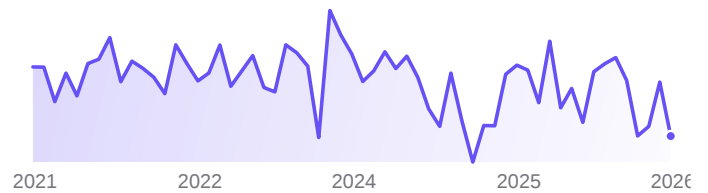


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



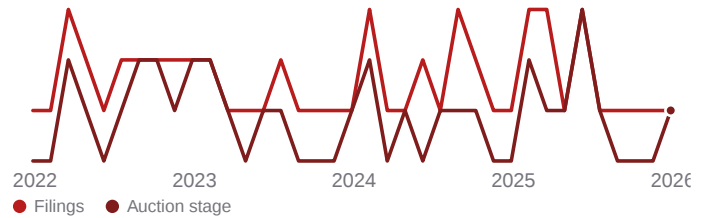
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,277
Median value (AVM)	\$1.1M
Median size	1,343 ft²
Median bedrooms	2
Median year built	1925
Single family	19%
Condos	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	48%
Company owned	15%
Median loan-to-value	33%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	64,812
Density	9,588 / mi²
Median household income	\$131K
Average household income	\$194K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	74
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	50°F
Annual precip	47 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.