

Brookline 02445

ZIP code · MA · Massachusetts > Norfolk County > Brookline

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-15.3%

1-YR CHANGE

211

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



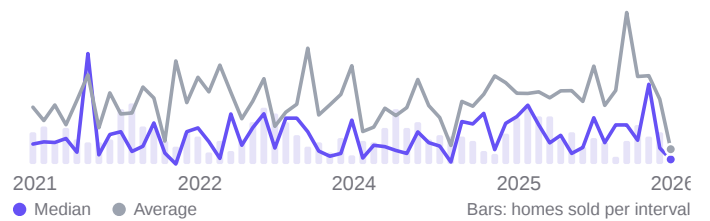
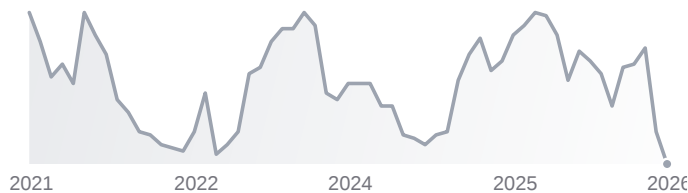
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$793K · Average \$943K

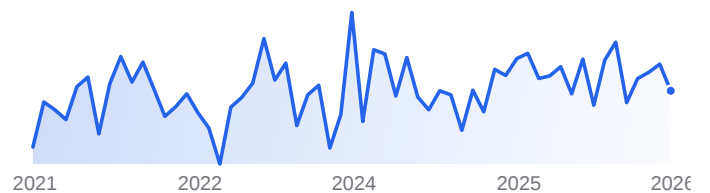
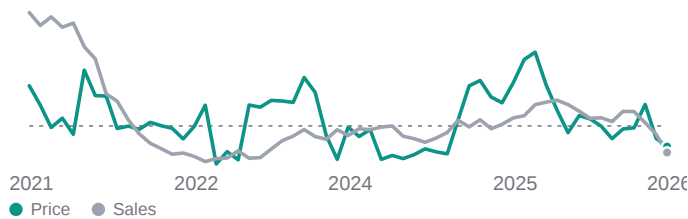


Growth (year over year)

Price -15.3% · Sales -19.8%

Price per square foot

\$744/ft²

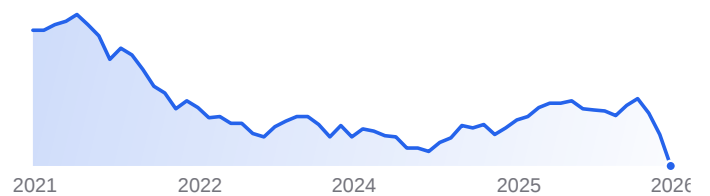
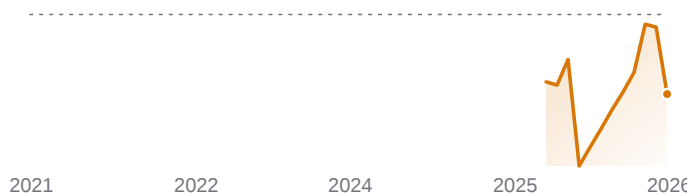


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

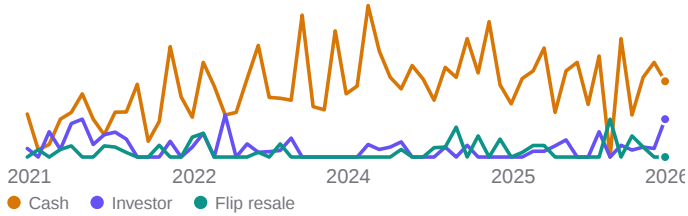
3.3%



BUYERS & OUTCOMES

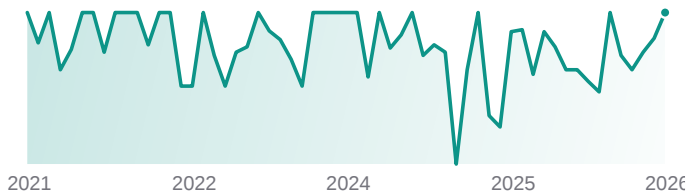
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



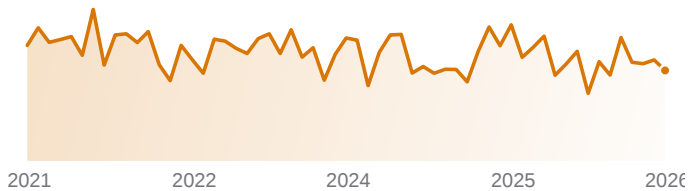
Sellers who sold at a gain

100%

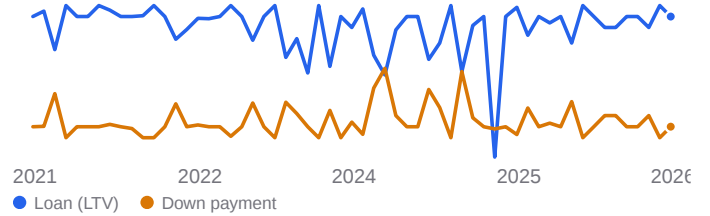


Median annualized return at resale

+3.5%

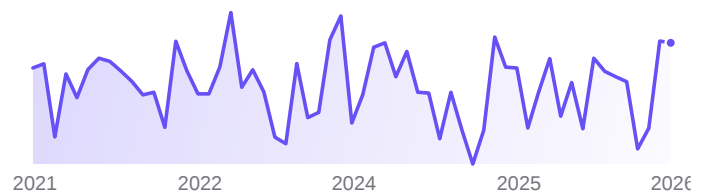


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



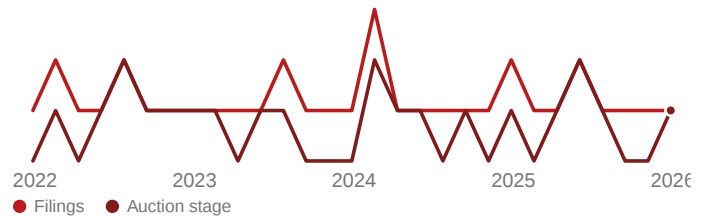
Typical hold before selling

18.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,408
Median value (AVM)	\$1.1M
Median size	1,544 ft²
Median bedrooms	3
Median year built	1925
Single family	28%
Condos	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.1%
Owner occupied	54%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	24,135
Density	9,480 / mi²
Median household income	\$145K
Average household income	\$198K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	70
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	9.7%
Unemployment	1.3%
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.