

Brookline 02446

ZIP code · MA · Massachusetts > Norfolk County > Brookline

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

282

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

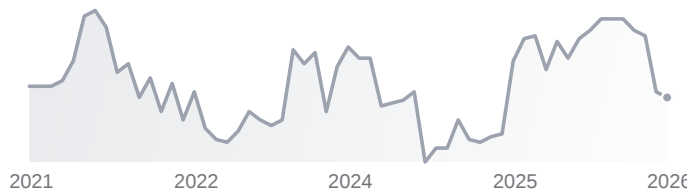
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

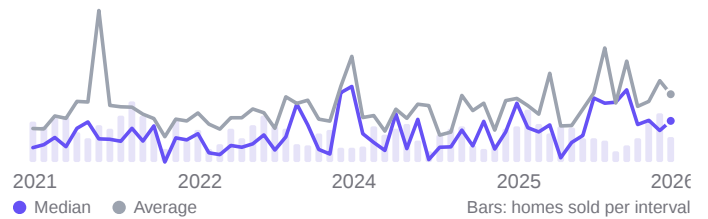
Market temperature (0-100)

48 / 100



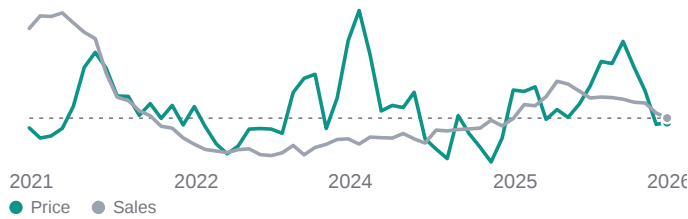
Sale prices

Median \$1.3M · Average \$1.6M



Growth (year over year)

Price -3.4% · Sales +0.0%



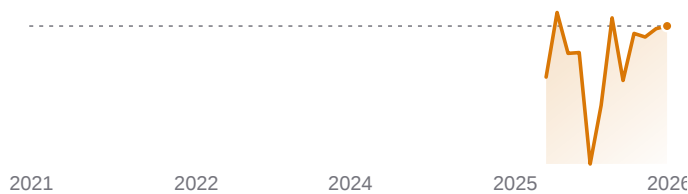
Price per square foot

\$798/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

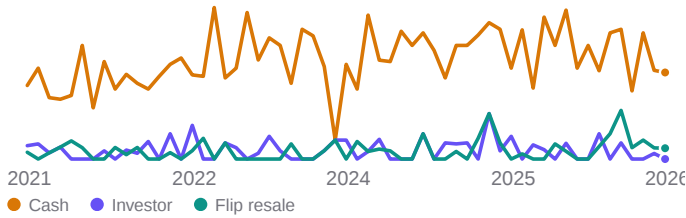
3.6%



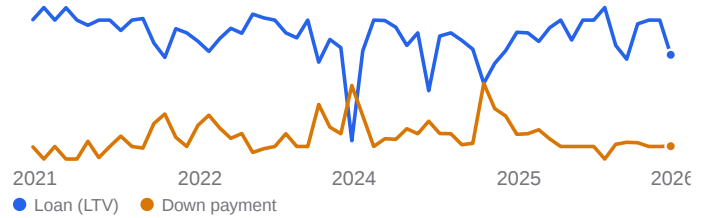
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 4.8%

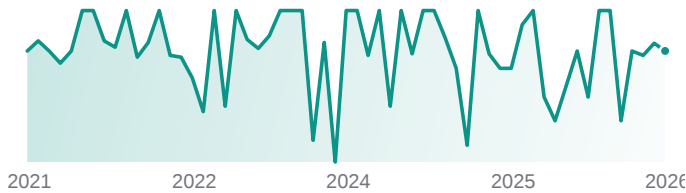


Financing (share of purchase price) Loan (LTV) 61% · Down payment 25%



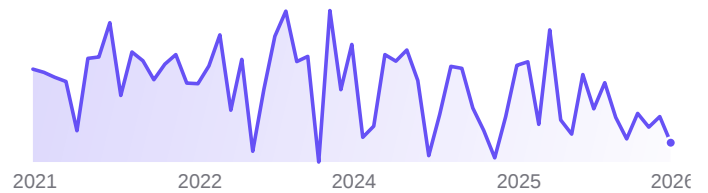
Sellers who sold at a gain

93%



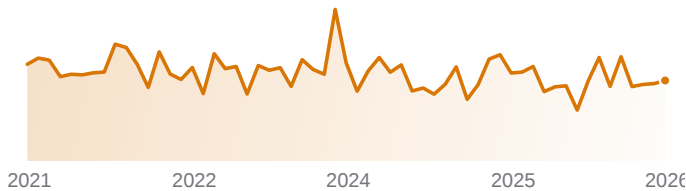
Typical hold before selling

6.5 yrs



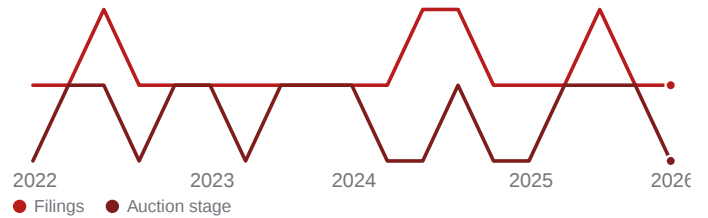
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,868
Median value (AVM)	\$1M
Median size	1,250 ft²
Median bedrooms	2
Median year built	1925
Single family	12%
Condos	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	42%
Company owned	17%
Median loan-to-value	30%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	31,401
Density	23,893 / mi²
Median household income	\$116K
Average household income	\$170K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	13.7%
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.