

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	76	98	+ 28.9%	596	572	- 4.0%
Closed Sales	98	78	- 20.4%	539	471	- 12.6%
Median Sales Price*	\$319,950	\$346,450	+ 8.3%	\$314,000	\$335,000	+ 6.7%
Inventory of Homes for Sale	170	43	- 74.7%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	39	37	- 5.1%	46	42	- 8.7%
Percent of Original List Price Received*	99.3%	100.1%	+ 0.8%	98.9%	98.6%	- 0.3%
New Listings	105	74	- 29.5%	753	623	- 17.3%

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

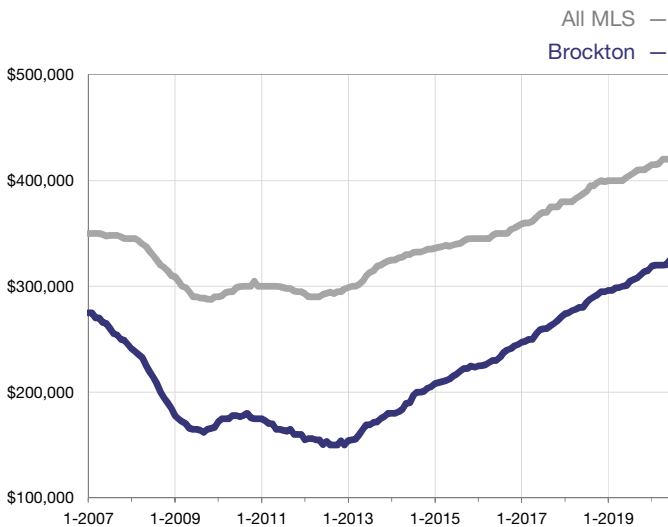
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	15	+ 7.1%	95	73	- 23.2%
Closed Sales	10	4	- 60.0%	92	55	- 40.2%
Median Sales Price*	\$161,250	\$221,450	+ 37.3%	\$165,000	\$185,000	+ 12.1%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	69	21	- 69.6%	47	34	- 27.7%
Percent of Original List Price Received*	99.1%	98.7%	- 0.4%	97.5%	97.6%	+ 0.1%
New Listings	15	10	- 33.3%	109	96	- 11.9%

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

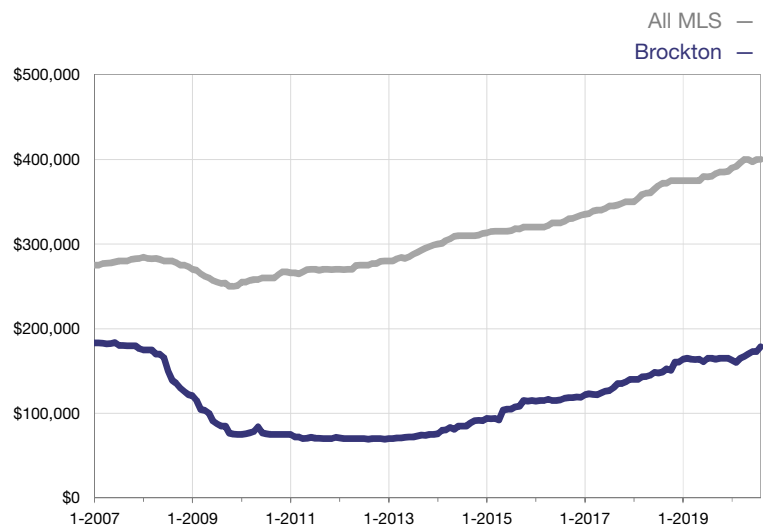
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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