

# Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	5	0.0%	34	42	+ 23.5%
Closed Sales	7	11	+ 57.1%	35	38	+ 8.6%
Median Sales Price*	\$344,900	<b>\$336,000</b>	- 2.6%	\$240,000	<b>\$283,000</b>	+ 17.9%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	103	29	- 71.8%	63	23	- 63.5%
Percent of Original List Price Received*	96.5%	<b>104.0%</b>	+ 7.8%	98.4%	<b>104.1%</b>	+ 5.8%
New Listings	4	7	+ 75.0%	34	51	+ 50.0%

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

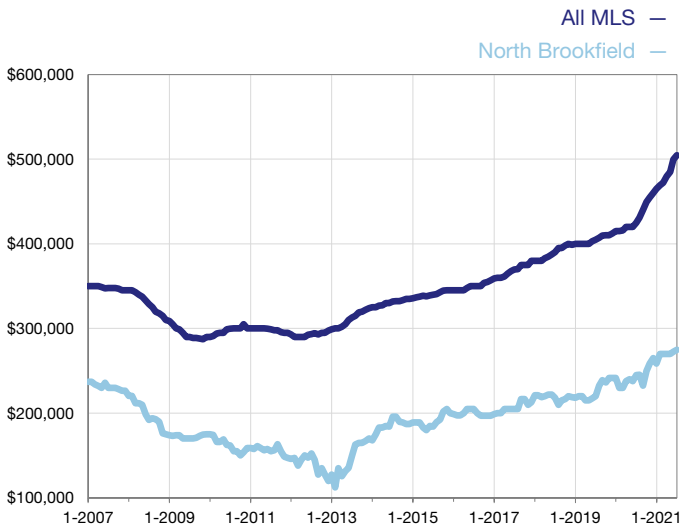
### Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$154,900	<b>\$187,750</b>	+ 21.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	13	- 18.8%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	103.3%	<b>101.1%</b>	- 2.1%
New Listings	0	0	--	0	2	--

\* 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

