

# Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	62	78	+ 25.8%	609	619	+ 1.6%
Closed Sales	82	86	+ 4.9%	555	560	+ 0.9%
Median Sales Price*	\$362,500	<b>\$414,950</b>	+ 14.5%	\$340,000	<b>\$399,500</b>	+ 17.5%
Inventory of Homes for Sale	94	52	- 44.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	29	24	- 17.2%	40	24	- 40.0%
Percent of Original List Price Received*	101.0%	<b>103.3%</b>	+ 2.3%	98.9%	<b>103.6%</b>	+ 4.8%
New Listings	88	79	- 10.2%	711	685	- 3.7%

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

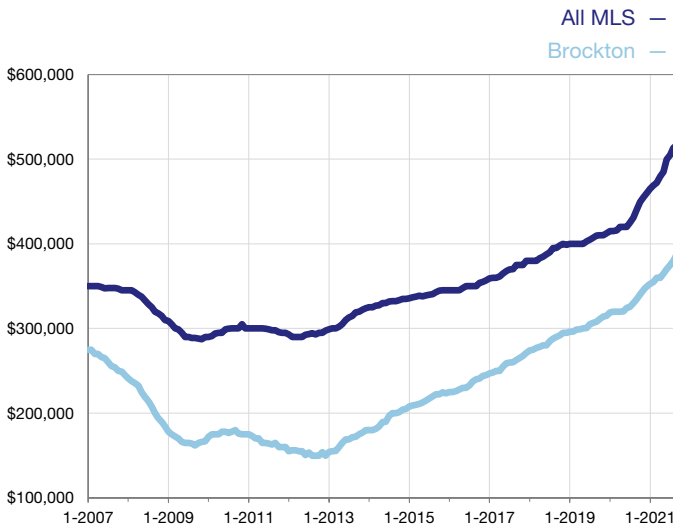
### Condominium Properties

Key Metrics	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	15	+ 87.5%	76	102	+ 34.2%
Closed Sales	12	4	- 66.7%	67	100	+ 49.3%
Median Sales Price*	\$171,250	<b>\$247,450</b>	+ 44.5%	\$180,000	<b>\$210,000</b>	+ 16.7%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	33	32	- 3.0%
Percent of Original List Price Received*	104.3%	<b>100.5%</b>	- 3.6%	98.8%	<b>101.1%</b>	+ 2.3%
New Listings	9	12	+ 33.3%	105	120	+ 14.3%

\* 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

