

Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	5	- 16.7%	47	43	- 8.5%
Closed Sales	5	7	+ 40.0%	41	37	- 9.8%
Median Sales Price*	\$280,000	\$390,000	+ 39.3%	\$275,000	\$315,000	+ 14.5%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	3.9	2.4	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	86	37	- 57.0%
Percent of Original List Price Received*	100.6%	98.0%	- 2.6%	96.4%	100.7%	+ 4.5%
New Listings	8	11	+ 37.5%	58	54	- 6.9%

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

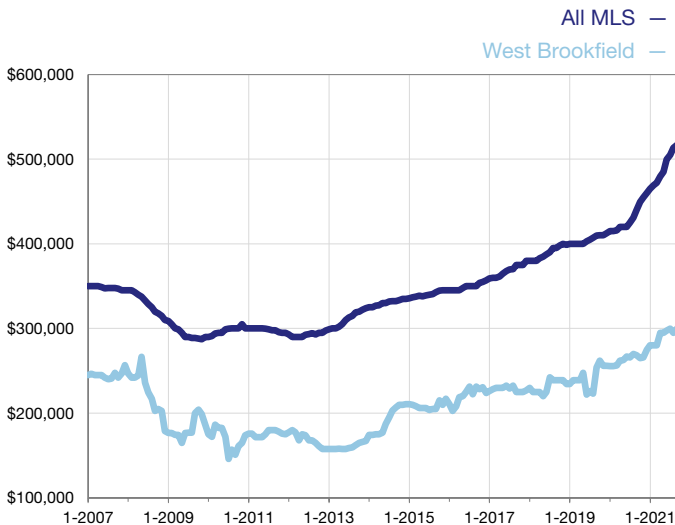
Condominium Properties

Key Metrics	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	--	4	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$178,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	42	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	87.7%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	4	0	- 100.0%

* 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

