

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	48	63	+ 31.3%	788	824	+ 4.6%
Closed Sales	72	86	+ 19.4%	778	802	+ 3.1%
Median Sales Price*	\$376,000	\$416,000	+ 10.6%	\$350,000	\$405,000	+ 15.7%
Inventory of Homes for Sale	77	35	- 54.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	37	25	- 32.4%
Percent of Original List Price Received*	102.4%	102.3%	- 0.1%	99.8%	103.4%	+ 3.6%
New Listings	44	44	0.0%	897	909	+ 1.3%

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

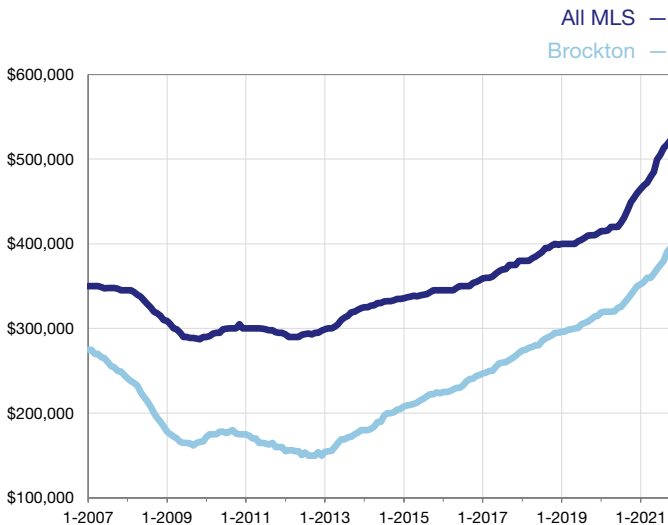
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	9	- 35.7%	107	132	+ 23.4%
Closed Sales	7	6	- 14.3%	99	136	+ 37.4%
Median Sales Price*	\$180,000	\$186,250	+ 3.5%	\$184,900	\$210,000	+ 13.6%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	91	20	- 78.0%	39	30	- 23.1%
Percent of Original List Price Received*	100.2%	99.5%	- 0.7%	98.6%	100.9%	+ 2.3%
New Listings	5	6	+ 20.0%	140	155	+ 10.7%

* 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

