

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	66	51	- 22.7%	804	711	- 11.6%
Closed Sales	90	68	- 24.4%	806	730	- 9.4%
Median Sales Price*	\$417,000	<b>\$415,125</b>	- 0.4%	\$405,000	<b>\$440,000</b>	+ 8.6%
Inventory of Homes for Sale	76	40	- 47.4%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	25	28	+ 12.0%
Percent of Original List Price Received*	102.4%	97.1%	- 5.2%	103.4%	102.1%	- 1.3%
New Listings	45	29	- 35.6%	907	839	- 7.5%

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

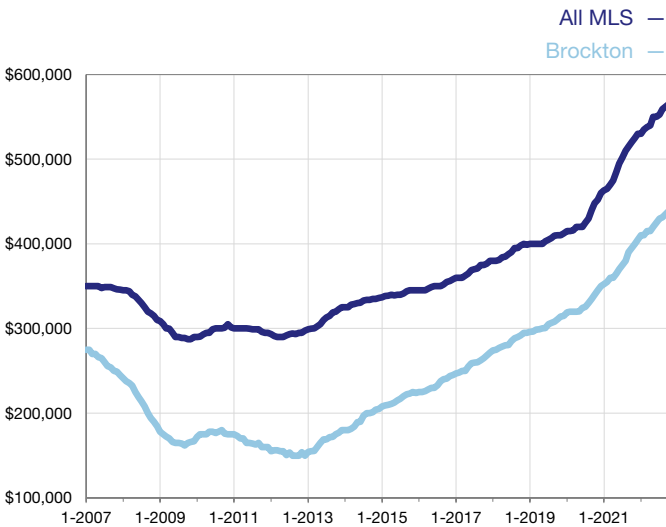
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	6	- 25.0%	130	98	- 24.6%
Closed Sales	6	12	+ 100.0%	136	102	- 25.0%
Median Sales Price*	\$186,250	<b>\$261,250</b>	+ 40.3%	\$210,000	<b>\$233,500</b>	+ 11.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	30	26	- 13.3%
Percent of Original List Price Received*	99.5%	102.5%	+ 3.0%	100.9%	103.0%	+ 2.1%
New Listings	6	4	- 33.3%	155	113	- 27.1%

\* 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

