

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	5	+ 400.0%	59	44	- 25.4%
Closed Sales	8	3	- 62.5%	64	38	- 40.6%
Median Sales Price*	\$362,500	\$401,900	+ 10.9%	\$291,500	\$333,000	+ 14.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	42	47	+ 11.9%	26	31	+ 19.2%
Percent of Original List Price Received*	98.7%	92.9%	- 5.9%	102.2%	100.3%	- 1.9%
New Listings	1	5	+ 400.0%	72	52	- 27.8%

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

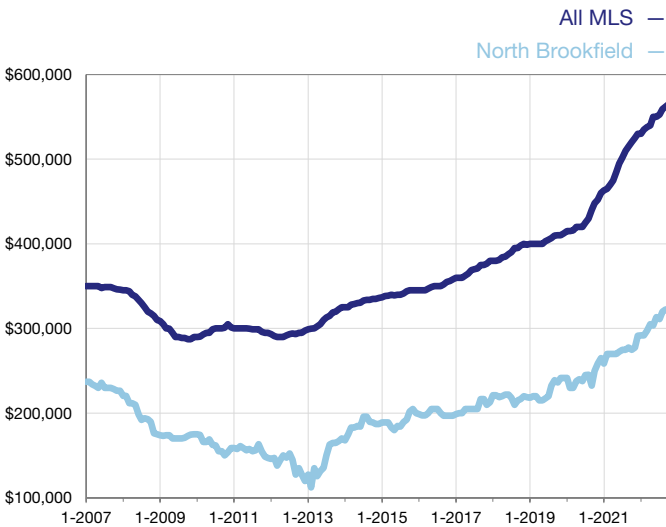
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$187,750	\$252,500	+ 34.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	13	42	+ 223.1%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	97.8%	- 3.3%
New Listings	0	0	--	2	4	+ 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

