

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	46	+ 21.1%	38	46	+ 21.1%
Closed Sales	63	45	- 28.6%	63	45	- 28.6%
Median Sales Price*	\$410,000	\$431,000	+ 5.1%	\$410,000	\$431,000	+ 5.1%
Inventory of Homes for Sale	82	46	- 43.9%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	27	37	+ 37.0%
Percent of Original List Price Received*	101.3%	97.9%	- 3.4%	101.3%	97.9%	- 3.4%
New Listings	57	45	- 21.1%	57	45	- 21.1%

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

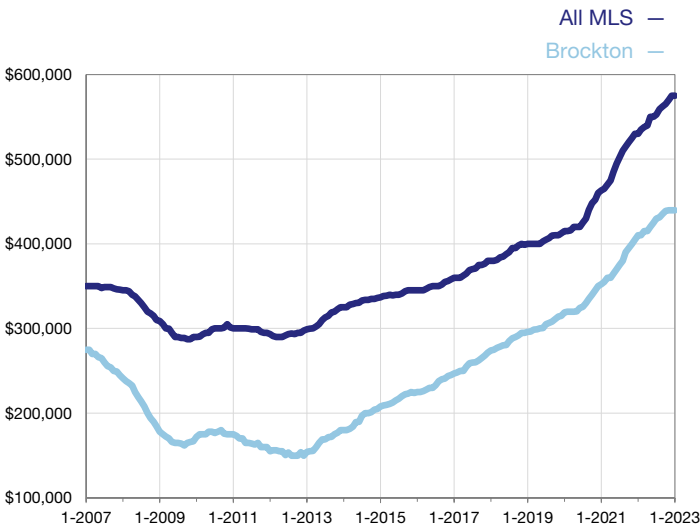
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	11	4	- 63.6%	11	4	- 63.6%
Median Sales Price*	\$219,900	\$222,000	+ 1.0%	\$219,900	\$222,000	+ 1.0%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	28	24	- 14.3%
Percent of Original List Price Received*	98.5%	98.3%	- 0.2%	98.5%	98.3%	- 0.2%
New Listings	13	7	- 46.2%	13	7	- 46.2%

* 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

