

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| Pending Sales | 74 | 95 | + 28.4% | 528 | 544 | + 3.0% |
| Closed Sales | 89 | 76 | - 14.6% | 499 | 439 | - 12.0% |
| Median Sales Price* | \$305,000 | \$320,500 | + 5.1% | \$294,000 | \$310,000 | + 5.4% |
| Inventory of Homes for Sale | 171 | 117 | - 31.6% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 1.7 | - 22.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 38 | 38 | 0.0% | 47 | 48 | + 2.1% |
| Percent of Original List Price Received* | 99.1% | 98.4% | - 0.7% | 98.9% | 98.7% | - 0.2% |
| New Listings | 109 | 90 | - 17.4% | 667 | 649 | - 2.7% |

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

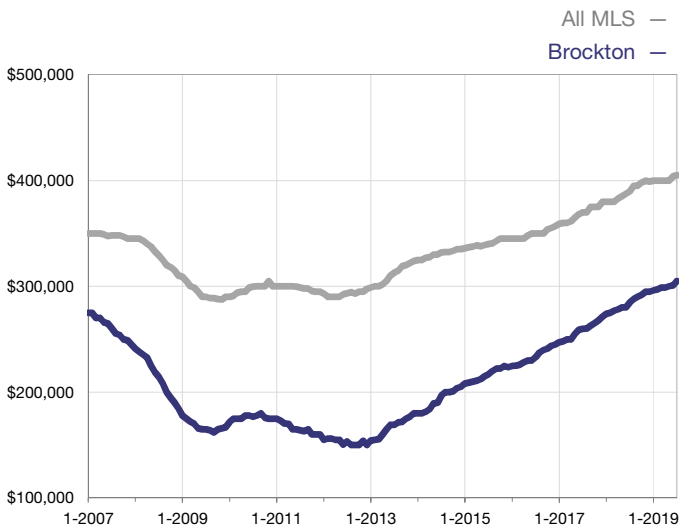
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| Pending Sales | 14 | 7 | - 50.0% | 77 | 85 | + 10.4% |
| Closed Sales | 9 | 14 | + 55.6% | 62 | 81 | + 30.6% |
| Median Sales Price* | \$149,000 | \$202,750 | + 36.1% | \$151,500 | \$165,000 | + 8.9% |
| Inventory of Homes for Sale | 26 | 19 | - 26.9% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.6 | - 30.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 85 | 24 | - 71.8% | 45 | 45 | 0.0% |
| Percent of Original List Price Received* | 101.4% | 98.9% | - 2.5% | 99.7% | 97.3% | - 2.4% |
| New Listings | 19 | 9 | - 52.6% | 106 | 94 | - 11.3% |

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

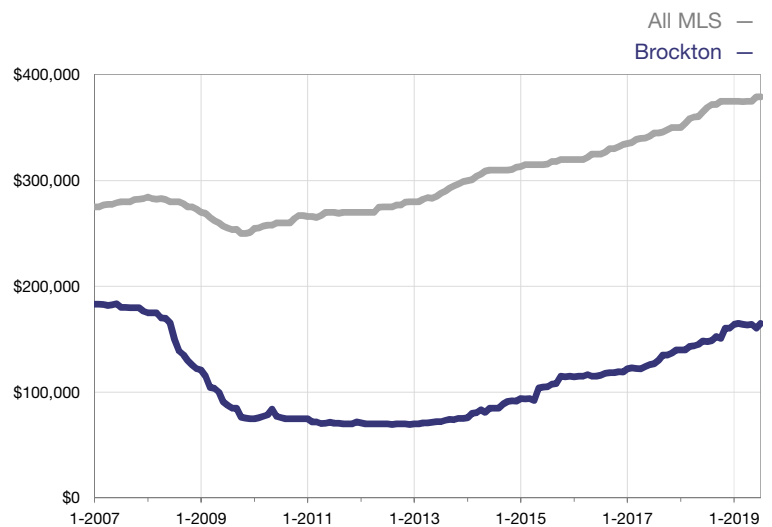
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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