

# Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	6	+ 50.0%	39	47	+ 20.5%
Closed Sales	5	3	- 40.0%	38	40	+ 5.3%
Median Sales Price*	\$291,500	<b>\$232,000</b>	- 20.4%	\$247,450	<b>\$236,500</b>	- 4.4%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	4.6	<b>0.7</b>	- 84.8%	--	--	--
Cumulative Days on Market Until Sale	114	<b>21</b>	- 81.6%	106	<b>57</b>	- 46.2%
Percent of Original List Price Received*	97.6%	<b>105.8%</b>	+ 8.4%	96.3%	<b>99.1%</b>	+ 2.9%
New Listings	8	2	- 75.0%	61	46	- 24.6%

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

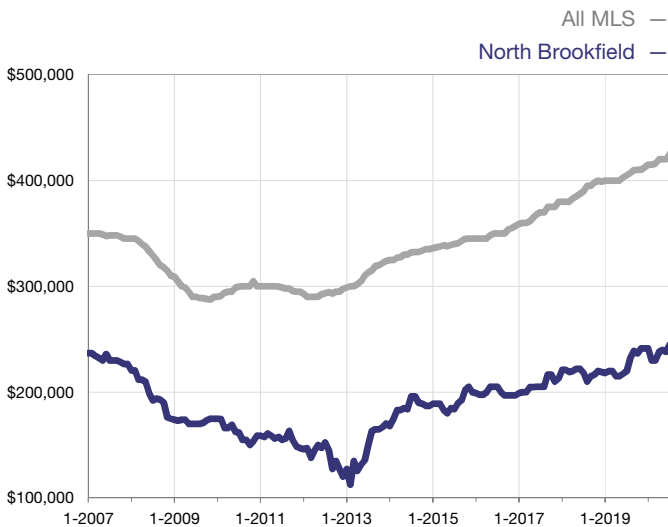
### Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$145,000	<b>\$0</b>	- 100.0%	\$152,450	<b>\$154,900</b>	+ 1.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	6	<b>0</b>	- 100.0%	18	<b>16</b>	- 11.1%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.0%	<b>103.3%</b>	+ 3.3%
New Listings	0	1	--	3	1	- 66.7%

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

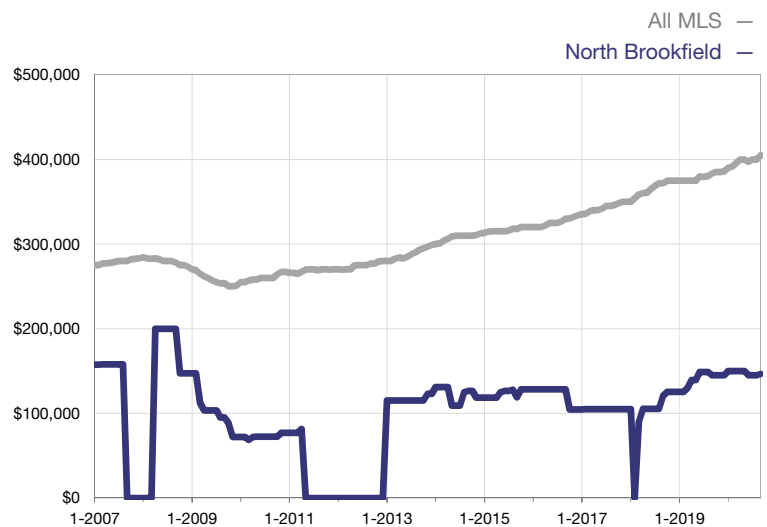
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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