

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	3	- 50.0%	45	49	+ 8.9%
Closed Sales	5	10	+ 100.0%	43	50	+ 16.3%
Median Sales Price*	\$250,900	<b>\$285,000</b>	+ 13.6%	\$250,000	<b>\$267,450</b>	+ 7.0%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	4.8	1.2	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	47	70	+ 48.9%	99	59	- 40.4%
Percent of Original List Price Received*	97.6%	<b>98.8%</b>	+ 1.2%	96.4%	<b>99.1%</b>	+ 2.8%
New Listings	8	8	0.0%	69	54	- 21.7%

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

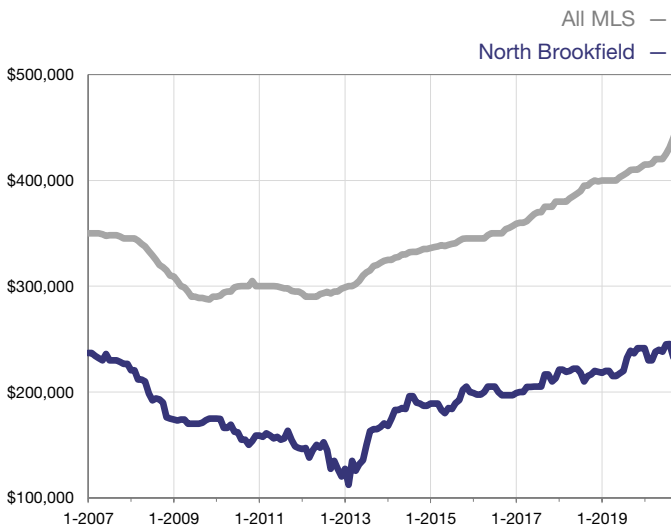
### Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$138,500	<b>\$0</b>	- 100.0%	\$145,000	<b>\$154,900</b>	+ 6.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	33	16	- 51.5%
Percent of Original List Price Received*	92.4%	<b>0.0%</b>	- 100.0%	97.5%	<b>103.3%</b>	+ 5.9%
New Listings	1	0	- 100.0%	4	1	- 75.0%

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

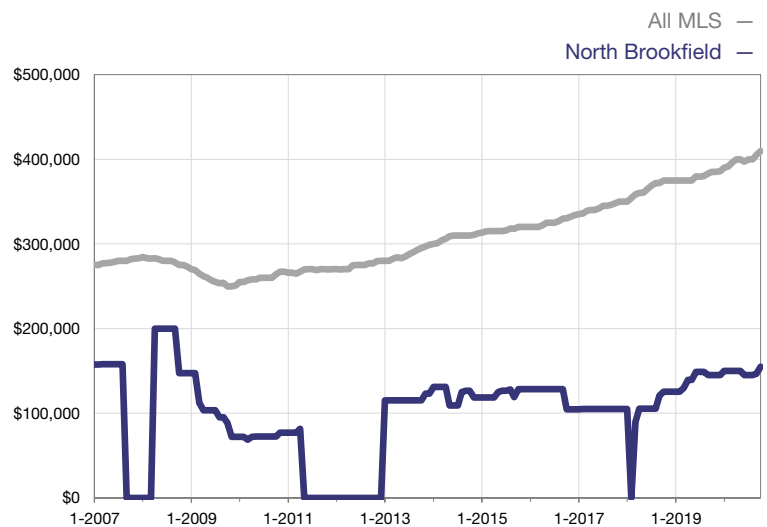
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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