

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Brookfield

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	5	- 37.5%	15	12	- 20.0%
Closed Sales	2	3	+ 50.0%	7	10	+ 42.9%
Median Sales Price*	\$312,000	<b>\$330,000</b>	+ 5.8%	\$270,000	<b>\$290,000</b>	+ 7.4%
Inventory of Homes for Sale	17	2	- 88.2%	--	--	--
Months Supply of Inventory	4.1	<b>0.4</b>	- 90.2%	--	--	--
Cumulative Days on Market Until Sale	92	<b>11</b>	- 88.0%	92	<b>56</b>	- 39.1%
Percent of Original List Price Received*	104.4%	<b>106.7%</b>	+ 2.2%	98.2%	<b>97.1%</b>	- 1.1%
New Listings	9	5	- 44.4%	18	11	- 38.9%

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

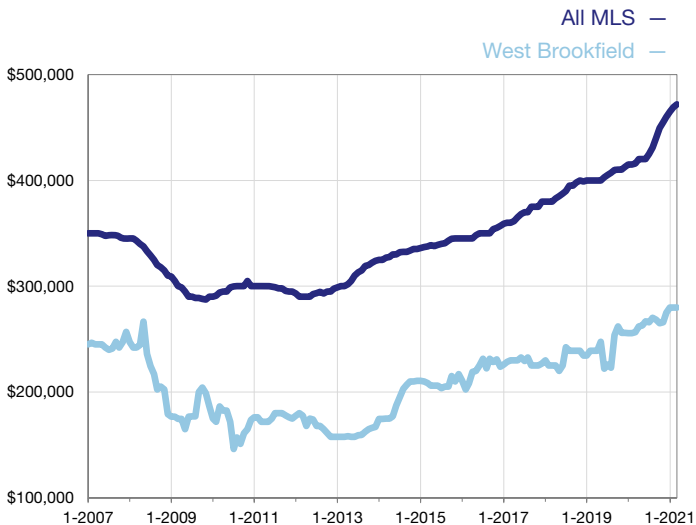
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$40,500	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	116	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	57.9%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	0	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

