

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	28	81	+ 189.3%	189	257	+ 36.0%
Closed Sales	39	51	+ 30.8%	198	211	+ 6.6%
Median Sales Price*	\$329,899	\$420,000	+ 27.3%	\$325,000	\$384,900	+ 18.4%
Inventory of Homes for Sale	144	35	- 75.7%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	37	17	- 54.1%	46	28	- 39.1%
Percent of Original List Price Received*	98.0%	102.9%	+ 5.0%	97.9%	102.1%	+ 4.3%
New Listings	57	86	+ 50.9%	255	270	+ 5.9%

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

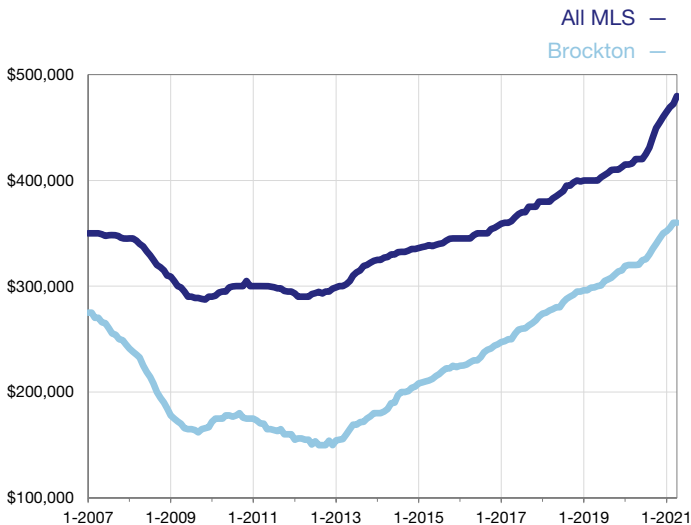
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	18	+ 350.0%	24	52	+ 116.7%
Closed Sales	4	10	+ 150.0%	24	44	+ 83.3%
Median Sales Price*	\$197,500	\$184,950	- 6.4%	\$171,500	\$199,500	+ 16.3%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	35	36	+ 2.9%
Percent of Original List Price Received*	95.8%	101.7%	+ 6.2%	97.6%	100.4%	+ 2.9%
New Listings	11	14	+ 27.3%	44	64	+ 45.5%

* 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

