

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	9	+ 28.6%	19	17	- 10.5%
Closed Sales	4	3	- 25.0%	17	14	- 17.6%
Median Sales Price*	\$253,750	<b>\$170,000</b>	- 33.0%	\$217,500	<b>\$243,500</b>	+ 12.0%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.9	<b>0.9</b>	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	31	<b>20</b>	- 35.5%	58	<b>21</b>	- 63.8%
Percent of Original List Price Received*	97.6%	<b>125.9%</b>	+ 29.0%	97.2%	<b>104.5%</b>	+ 7.5%
New Listings	5	6	+ 20.0%	19	20	+ 5.3%

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

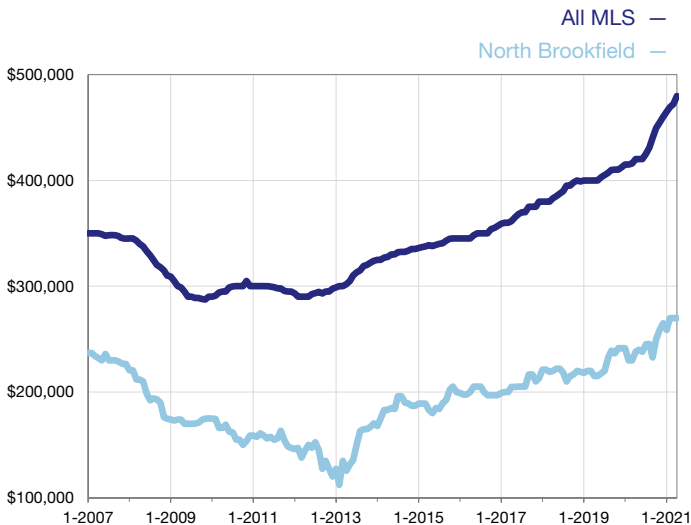
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$154,900	<b>\$163,500</b>	+ 5.6%
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	--	16	<b>21</b>	+ 31.3%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	103.3%	<b>103.5%</b>	+ 0.2%
New Listings	0	0	--	0	1	--

\* 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

