

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	4	0.0%	19	16	- 15.8%
Closed Sales	6	5	- 16.7%	13	15	+ 15.4%
Median Sales Price*	\$269,375	\$295,000	+ 9.5%	\$270,000	\$295,000	+ 9.3%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	67	38	- 43.3%	80	50	- 37.5%
Percent of Original List Price Received*	95.1%	103.9%	+ 9.3%	96.6%	99.4%	+ 2.9%
New Listings	3	7	+ 133.3%	21	18	- 14.3%

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

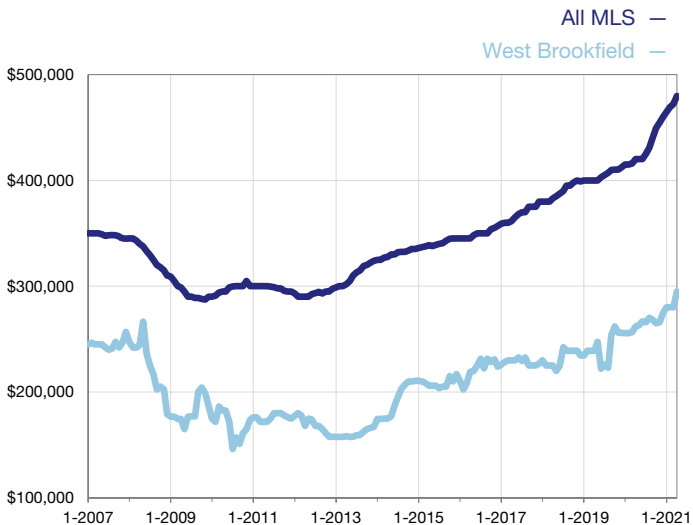
Condominium Properties

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

