

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	12	+ 100.0%	25	26	+ 4.0%
Closed Sales	5	4	- 20.0%	22	18	- 18.2%
Median Sales Price*	\$269,900	<b>\$310,000</b>	+ 14.9%	\$223,700	<b>\$260,000</b>	+ 16.2%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	52	23	- 55.8%
Percent of Original List Price Received*	95.5%	<b>103.3%</b>	+ 8.2%	96.8%	<b>104.3%</b>	+ 7.7%
New Listings	7	14	+ 100.0%	26	34	+ 30.8%

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

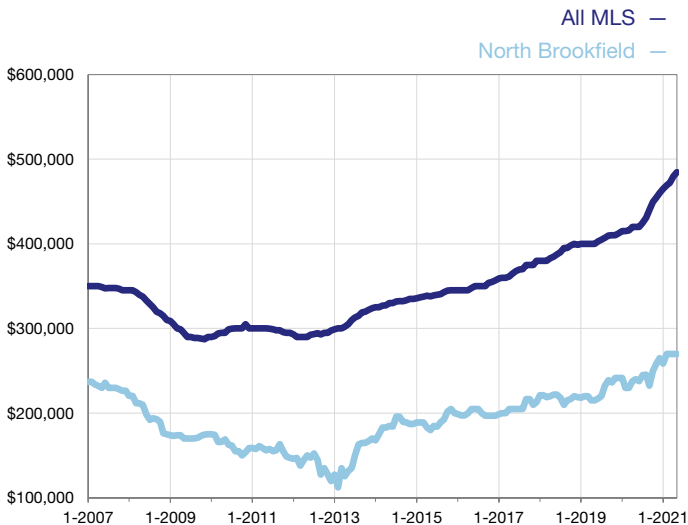
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	2	--
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	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	21	+ 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	1	--	0	2	--

\* 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

