

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Brookfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	22	22	0.0%
Closed Sales	7	1	- 85.7%	20	16	- 20.0%
Median Sales Price*	\$339,900	<b>\$320,000</b>	- 5.9%	\$272,500	<b>\$297,500</b>	+ 9.2%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	3.4	<b>0.9</b>	- 73.5%	--	--	--
Cumulative Days on Market Until Sale	207	<b>20</b>	- 90.3%	125	<b>48</b>	- 61.6%
Percent of Original List Price Received*	93.1%	<b>106.7%</b>	+ 14.6%	95.3%	<b>99.9%</b>	+ 4.8%
New Listings	8	6	- 25.0%	29	24	- 17.2%

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

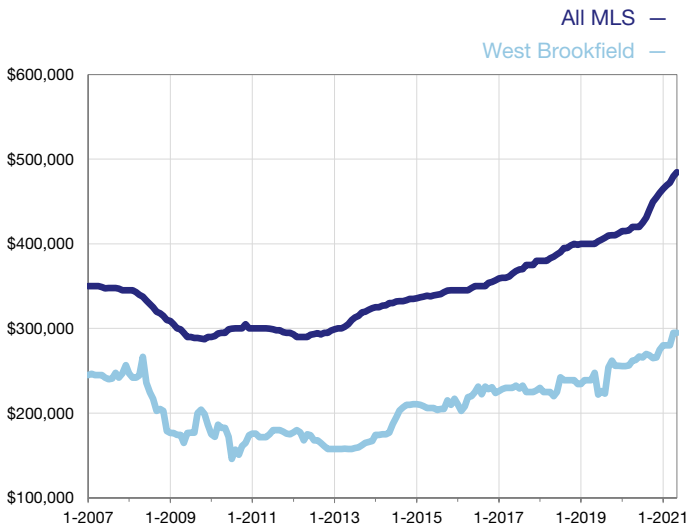
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	<b>0</b>	--	116	<b>0</b>	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	57.9%	<b>0.0%</b>	- 100.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%

\* 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

