

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	80	75	- 6.3%	738	670	- 9.2%
Closed Sales	81	51	- 37.0%	716	661	- 7.7%
Median Sales Price*	\$430,000	<b>\$457,400</b>	+ 6.4%	\$405,000	<b>\$440,000</b>	+ 8.6%
Inventory of Homes for Sale	113	69	- 38.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	25	27	+ 8.0%
Percent of Original List Price Received*	102.0%	<b>100.4%</b>	- 1.6%	103.5%	<b>102.6%</b>	- 0.9%
New Listings	88	50	- 43.2%	862	810	- 6.0%

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

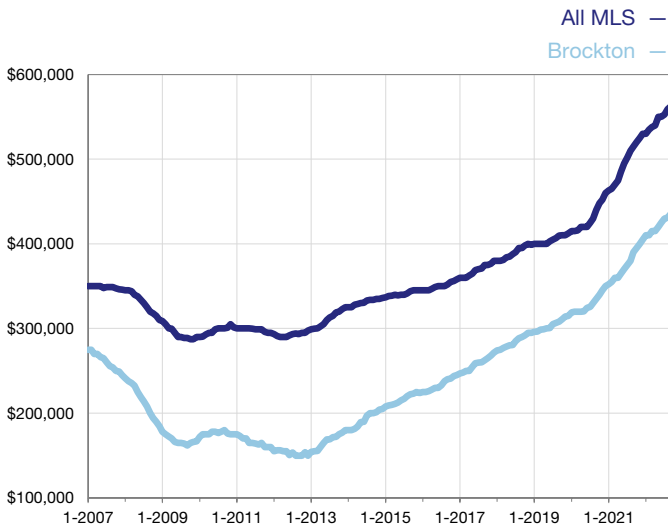
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	12	+ 71.4%	122	95	- 22.1%
Closed Sales	19	3	- 84.2%	130	90	- 30.8%
Median Sales Price*	\$206,000	<b>\$260,000</b>	+ 26.2%	\$210,000	<b>\$230,000</b>	+ 9.5%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	18	61	+ 238.9%	31	25	- 19.4%
Percent of Original List Price Received*	101.0%	<b>94.9%</b>	- 6.0%	100.9%	<b>103.0%</b>	+ 2.1%
New Listings	12	7	- 41.7%	149	109	- 26.8%

\* 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

