

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	58	40	- 31.0%
Closed Sales	6	3	- 50.0%	56	35	- 37.5%
Median Sales Price*	\$295,000	\$379,900	+ 28.8%	\$277,500	\$326,000	+ 17.5%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	21	39	+ 85.7%	23	29	+ 26.1%
Percent of Original List Price Received*	96.4%	99.7%	+ 3.4%	102.7%	100.9%	- 1.8%
New Listings	3	3	0.0%	71	47	- 33.8%

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

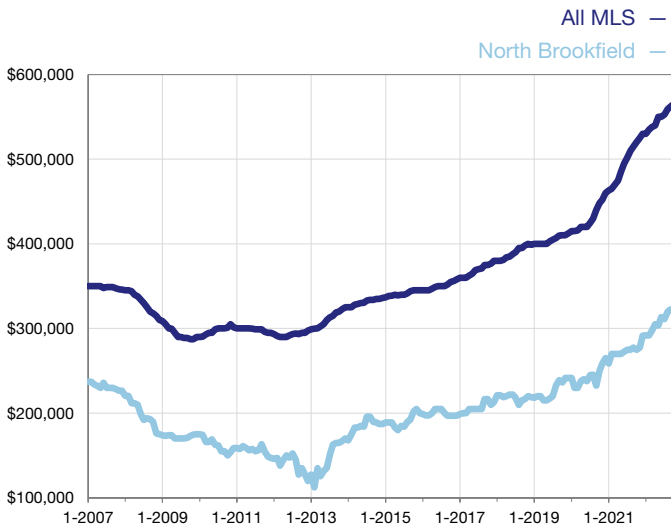
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$285,000	--	\$187,750	\$252,500	+ 34.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	86	--	13	42	+ 223.1%
Percent of Original List Price Received*	0.0%	89.1%	--	101.1%	97.8%	- 3.3%
New Listings	0	0	--	2	4	+ 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

