

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	63	65	+ 3.2%	157	137	- 12.7%
Closed Sales	56	37	- 33.9%	160	111	- 30.6%
Median Sales Price*	\$447,500	\$449,900	+ 0.5%	\$425,000	\$445,000	+ 4.7%
Inventory of Homes for Sale	87	30	- 65.5%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	34	56	+ 64.7%	30	44	+ 46.7%
Percent of Original List Price Received*	103.4%	99.5%	- 3.8%	102.3%	98.6%	- 3.6%
New Listings	92	42	- 54.3%	195	137	- 29.7%

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

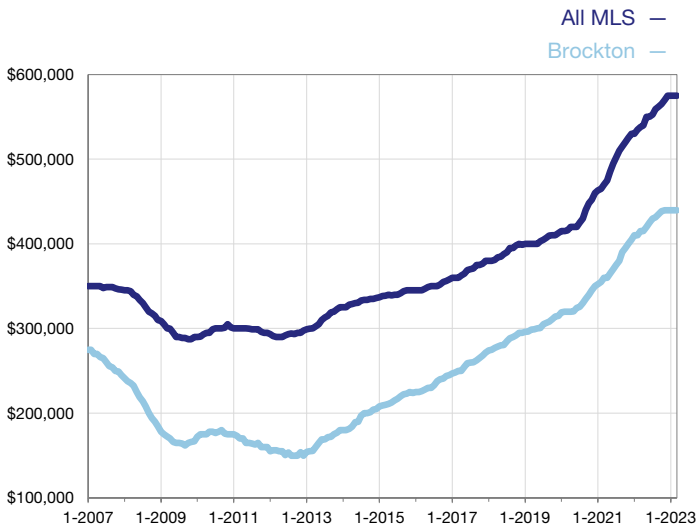
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	32	19	- 40.6%
Closed Sales	9	6	- 33.3%	27	17	- 37.0%
Median Sales Price*	\$225,000	\$354,950	+ 57.8%	\$222,000	\$248,000	+ 11.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	20	64	+ 220.0%	25	46	+ 84.0%
Percent of Original List Price Received*	104.3%	105.2%	+ 0.9%	101.6%	100.2%	- 1.4%
New Listings	12	4	- 66.7%	35	19	- 45.7%

* 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

