

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	63	50	- 20.6%	220	179	- 18.6%
Closed Sales	59	47	- 20.3%	219	159	- 27.4%
Median Sales Price*	\$435,000	<b>\$454,000</b>	+ 4.4%	\$430,000	<b>\$445,000</b>	+ 3.5%
Inventory of Homes for Sale	89	34	- 61.8%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 22.2%	30	41	+ 36.7%
Percent of Original List Price Received*	104.6%	101.1%	- 3.3%	102.9%	99.4%	- 3.4%
New Listings	75	47	- 37.3%	270	184	- 31.9%

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

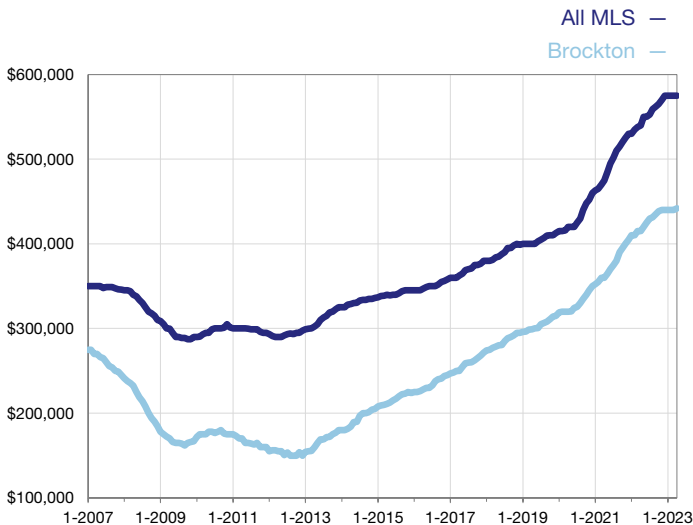
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	39	26	- 33.3%
Closed Sales	11	6	- 45.5%	38	23	- 39.5%
Median Sales Price*	\$241,000	<b>\$275,000</b>	+ 14.1%	\$222,000	<b>\$249,000</b>	+ 12.2%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	23	41	+ 78.3%
Percent of Original List Price Received*	105.4%	102.6%	- 2.7%	102.7%	100.8%	- 1.9%
New Listings	7	12	+ 71.4%	42	31	- 26.2%

\* 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

