

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 4 | + 33.3% | 11 | 12 | + 9.1% |
| Closed Sales | 6 | 3 | - 50.0% | 15 | 9 | - 40.0% |
| Median Sales Price* | \$389,950 | \$300,000 | - 23.1% | \$385,000 | \$328,500 | - 14.7% |
| Inventory of Homes for Sale | 7 | 4 | - 42.9% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.2 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 45 | 35 | - 22.2% | 61 | 48 | - 21.3% |
| Percent of Original List Price Received* | 102.1% | 98.2% | - 3.8% | 103.6% | 97.5% | - 5.9% |
| New Listings | 5 | 5 | 0.0% | 20 | 15 | - 25.0% |

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

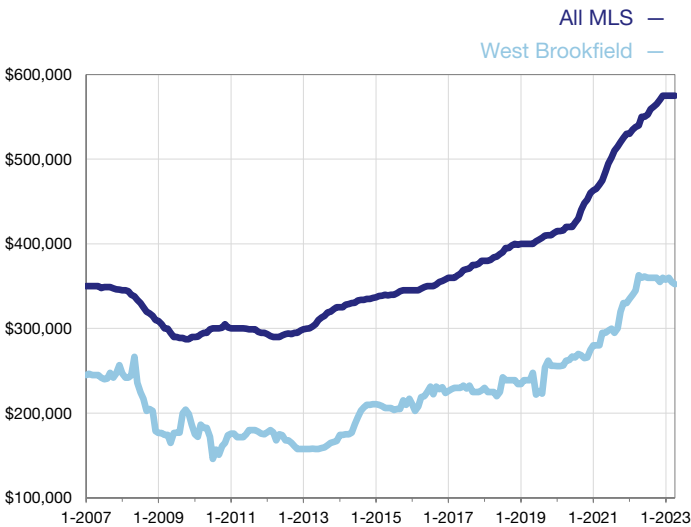
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|------------------------------------------|-------|------------|-------|--------------|------------|-------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 0 | 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

