

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	71	68	- 4.2%	291	232	- 20.3%
Closed Sales	62	39	- 37.1%	281	198	- 29.5%
Median Sales Price*	\$454,500	\$440,000	- 3.2%	\$435,000	\$443,500	+ 2.0%
Inventory of Homes for Sale	94	38	- 59.6%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	27	+ 22.7%	28	38	+ 35.7%
Percent of Original List Price Received*	105.7%	101.3%	- 4.2%	103.5%	99.8%	- 3.6%
New Listings	83	67	- 19.3%	351	249	- 29.1%

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

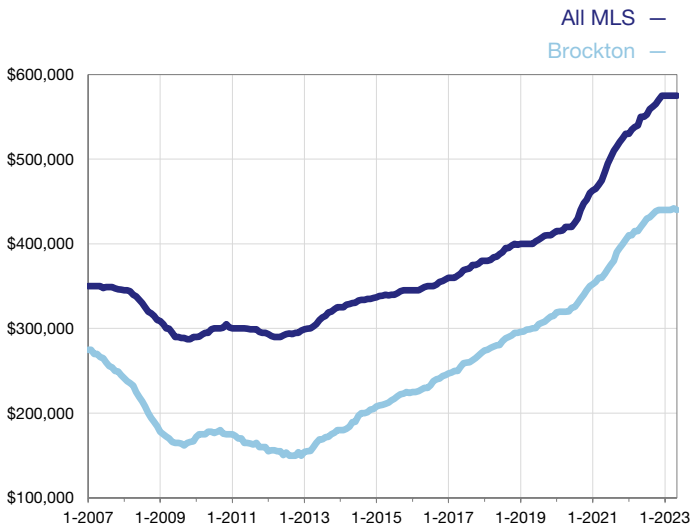
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	15	+ 87.5%	47	39	- 17.0%
Closed Sales	12	7	- 41.7%	50	30	- 40.0%
Median Sales Price*	\$225,250	\$295,000	+ 31.0%	\$223,000	\$251,250	+ 12.7%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	26	38	+ 46.2%
Percent of Original List Price Received*	105.6%	100.2%	- 5.1%	103.4%	100.7%	- 2.6%
New Listings	9	10	+ 11.1%	50	41	- 18.0%

* 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

