

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	65	62	- 4.6%	356	282	- 20.8%
Closed Sales	79	54	- 31.6%	360	253	- 29.7%
Median Sales Price*	\$450,000	\$480,500	+ 6.8%	\$440,000	\$450,000	+ 2.3%
Inventory of Homes for Sale	106	45	- 57.5%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	27	36	+ 33.3%
Percent of Original List Price Received*	104.6%	103.7%	- 0.9%	103.8%	100.6%	- 3.1%
New Listings	85	60	- 29.4%	436	308	- 29.4%

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

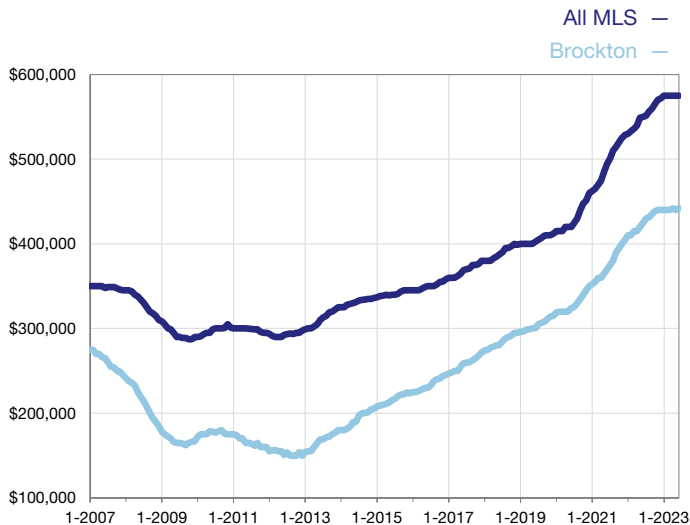
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	55	46	- 16.4%
Closed Sales	4	9	+ 125.0%	54	39	- 27.8%
Median Sales Price*	\$197,500	\$288,700	+ 46.2%	\$222,000	\$272,000	+ 22.5%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	25	+ 92.3%	25	35	+ 40.0%
Percent of Original List Price Received*	102.0%	102.5%	+ 0.5%	103.3%	101.1%	- 2.1%
New Listings	16	11	- 31.3%	66	52	- 21.2%

* 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

