

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	70	66	- 5.7%	426	335	- 21.4%
Closed Sales	73	48	- 34.2%	433	302	- 30.3%
Median Sales Price*	\$440,000	\$487,500	+ 10.8%	\$440,000	\$455,000	+ 3.4%
Inventory of Homes for Sale	112	40	- 64.3%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	26	33	+ 26.9%
Percent of Original List Price Received*	103.3%	104.3%	+ 1.0%	103.7%	101.2%	- 2.4%
New Listings	87	56	- 35.6%	523	364	- 30.4%

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

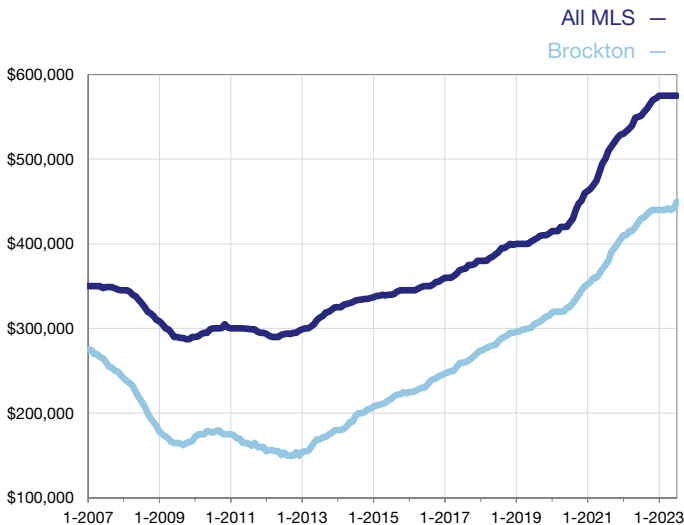
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	59	53	- 10.2%
Closed Sales	9	6	- 33.3%	63	46	- 27.0%
Median Sales Price*	\$226,000	\$275,000	+ 21.7%	\$222,000	\$275,000	+ 23.9%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	25	+ 19.0%	24	33	+ 37.5%
Percent of Original List Price Received*	101.9%	101.3%	- 0.6%	103.1%	101.2%	- 1.8%
New Listings	8	6	- 25.0%	74	58	- 21.6%

* 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

