

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	23	18	- 21.7%
Closed Sales	1	1	0.0%	20	19	- 5.0%
Median Sales Price*	\$326,000	\$410,000	+ 25.8%	\$333,000	\$325,000	- 2.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	3	17	+ 466.7%	34	28	- 17.6%
Percent of Original List Price Received*	108.7%	102.5%	- 5.7%	101.1%	99.0%	- 2.1%
New Listings	4	6	+ 50.0%	23	23	0.0%

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

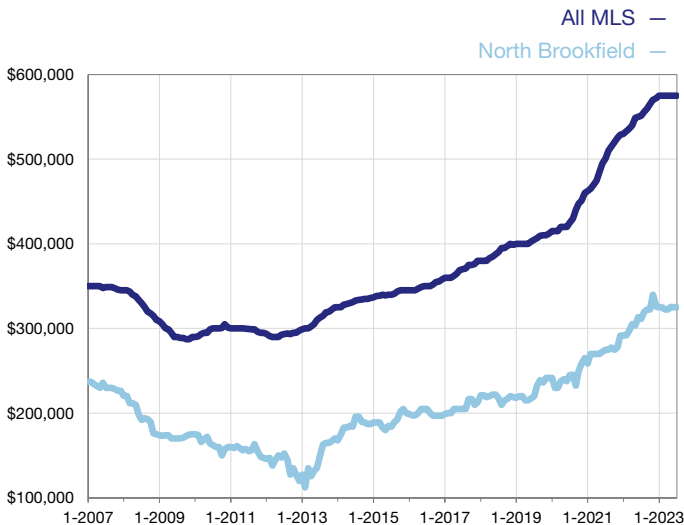
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$319,000	\$0	- 100.0%	\$269,500	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	29	0	- 100.0%
Percent of Original List Price Received*	99.7%	0.0%	- 100.0%	101.0%	0.0%	- 100.0%
New Listings	0	0	--	4	0	- 100.0%

* 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

