

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	53	70	+ 32.1%	479	394	- 17.7%
Closed Sales	69	63	- 8.7%	502	366	- 27.1%
Median Sales Price*	\$445,000	\$470,000	+ 5.6%	\$440,000	\$459,950	+ 4.5%
Inventory of Homes for Sale	114	33	- 71.1%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	26	32	+ 23.1%
Percent of Original List Price Received*	101.2%	103.7%	+ 2.5%	103.3%	101.7%	- 1.5%
New Listings	66	54	- 18.2%	589	418	- 29.0%

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

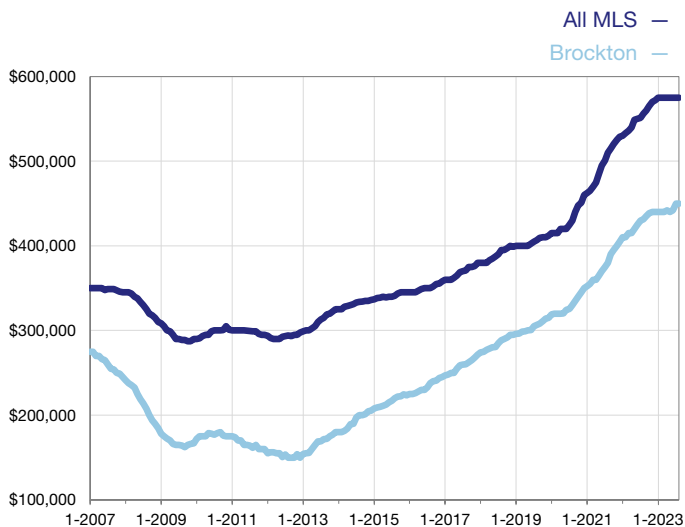
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	66	63	- 4.5%
Closed Sales	6	8	+ 33.3%	69	54	- 21.7%
Median Sales Price*	\$233,000	\$252,000	+ 8.2%	\$224,000	\$273,500	+ 22.1%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	13	35	+ 169.2%	23	33	+ 43.5%
Percent of Original List Price Received*	103.7%	98.0%	- 5.5%	103.1%	100.7%	- 2.3%
New Listings	11	12	+ 9.1%	85	70	- 17.6%

* 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

