

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	27	26	- 3.7%
Closed Sales	5	7	+ 40.0%	25	26	+ 4.0%
Median Sales Price*	\$280,000	<b>\$345,000</b>	+ 23.2%	\$326,000	<b>\$330,450</b>	+ 1.4%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	8	43	+ 437.5%	28	32	+ 14.3%
Percent of Original List Price Received*	107.7%	92.7%	- 13.9%	102.5%	97.3%	- 5.1%
New Listings	8	7	- 12.5%	31	30	- 3.2%

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

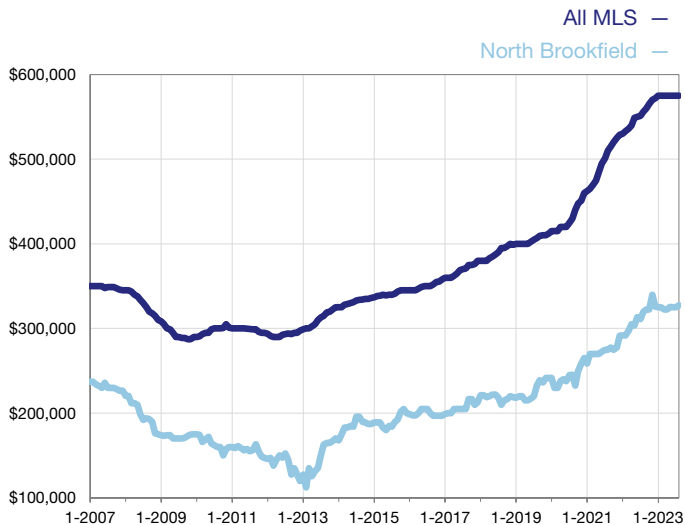
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$190,000	<b>\$0</b>	- 100.0%	\$220,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	27	0	- 100.0%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	100.7%	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

