

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	60	50	- 16.7%	539	426	- 21.0%
Closed Sales	60	46	- 23.3%	562	412	- 26.7%
Median Sales Price*	\$437,750	\$495,000	+ 13.1%	\$440,000	\$463,000	+ 5.2%
Inventory of Homes for Sale	124	47	- 62.1%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	26	31	+ 19.2%
Percent of Original List Price Received*	99.2%	101.4%	+ 2.2%	102.9%	101.6%	- 1.3%
New Listings	81	56	- 30.9%	670	474	- 29.3%

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

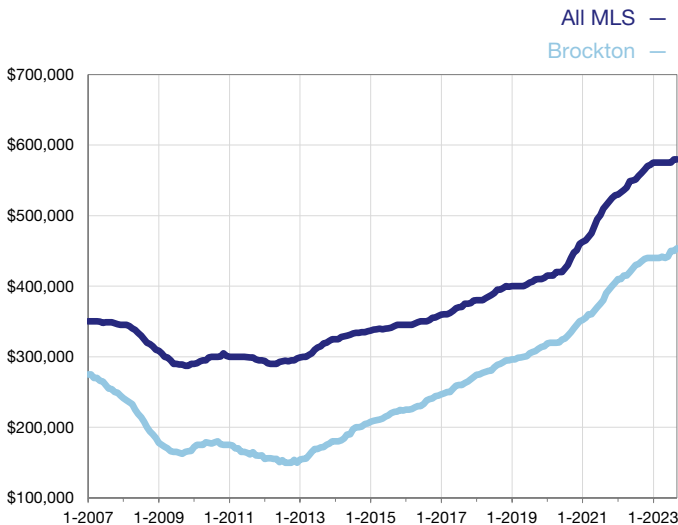
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	9	- 35.7%	80	69	- 13.8%
Closed Sales	9	9	0.0%	78	64	- 17.9%
Median Sales Price*	\$240,000	\$260,000	+ 8.3%	\$224,500	\$273,500	+ 21.8%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	24	11	- 54.2%	23	30	+ 30.4%
Percent of Original List Price Received*	101.2%	102.5%	+ 1.3%	102.9%	101.2%	- 1.7%
New Listings	11	8	- 27.3%	96	76	- 20.8%

* 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

