

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	55	52	- 5.5%	593	473	- 20.2%
Closed Sales	49	38	- 22.4%	611	451	- 26.2%
Median Sales Price*	\$440,000	\$462,500	+ 5.1%	\$440,000	\$462,000	+ 5.0%
Inventory of Homes for Sale	136	53	- 61.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	27	31	+ 14.8%
Percent of Original List Price Received*	100.9%	102.7%	+ 1.8%	102.7%	101.7%	- 1.0%
New Listings	77	55	- 28.6%	747	530	- 29.0%

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

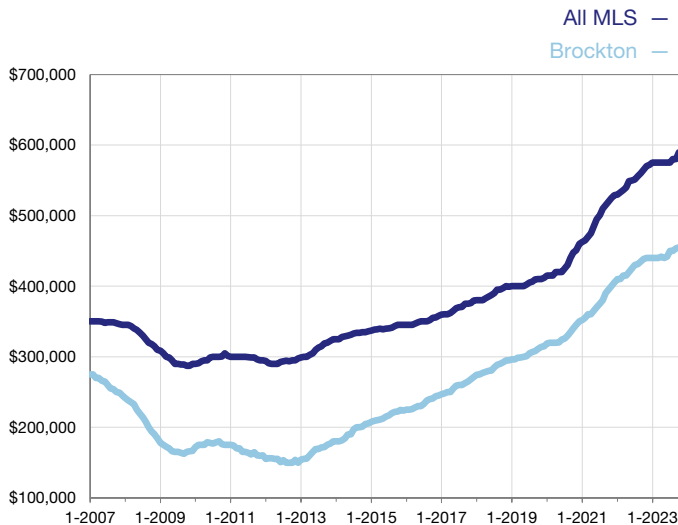
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	8	+ 300.0%	82	74	- 9.8%
Closed Sales	10	7	- 30.0%	88	71	- 19.3%
Median Sales Price*	\$258,500	\$320,000	+ 23.8%	\$229,500	\$275,000	+ 19.8%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 36.0%	24	30	+ 25.0%
Percent of Original List Price Received*	106.4%	99.7%	- 6.3%	103.3%	101.1%	- 2.1%
New Listings	5	6	+ 20.0%	101	82	- 18.8%

* 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

