

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brookfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	29	26	- 10.3%
Closed Sales	5	2	- 60.0%	26	22	- 15.4%
Median Sales Price*	\$400,000	\$251,950	- 37.0%	\$392,500	\$376,500	- 4.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	36	20	- 44.4%	26	57	+ 119.2%
Percent of Original List Price Received*	98.6%	118.5%	+ 20.2%	98.4%	101.6%	+ 3.3%
New Listings	2	1	- 50.0%	33	28	- 15.2%

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

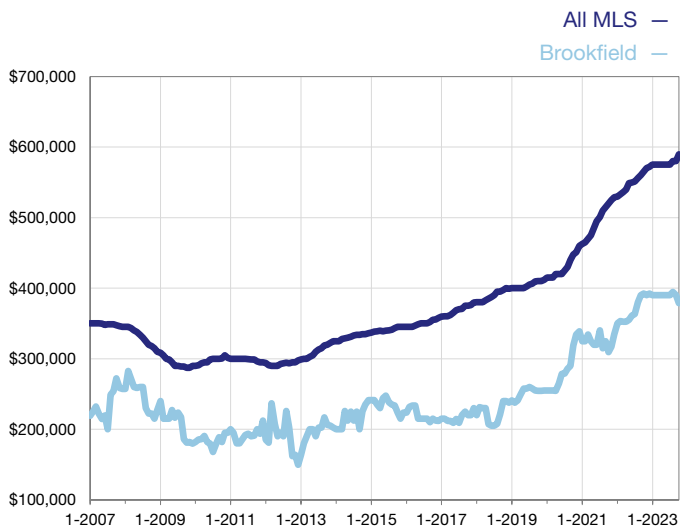
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$246,000	\$0	- 100.0%	\$246,000	\$257,000	+ 4.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	7	25	+ 257.1%
Percent of Original List Price Received*	111.8%	0.0%	- 100.0%	111.8%	98.9%	- 11.5%
New Listings	0	0	--	1	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

