

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	33	37	+ 12.1%
Closed Sales	3	3	0.0%	32	35	+ 9.4%
Median Sales Price*	\$279,000	<b>\$272,500</b>	- 2.3%	\$325,500	<b>\$330,000</b>	+ 1.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	22	39	+ 77.3%	28	31	+ 10.7%
Percent of Original List Price Received*	94.0%	87.8%	- 6.6%	101.0%	96.7%	- 4.3%
New Listings	6	2	- 66.7%	43	43	0.0%

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

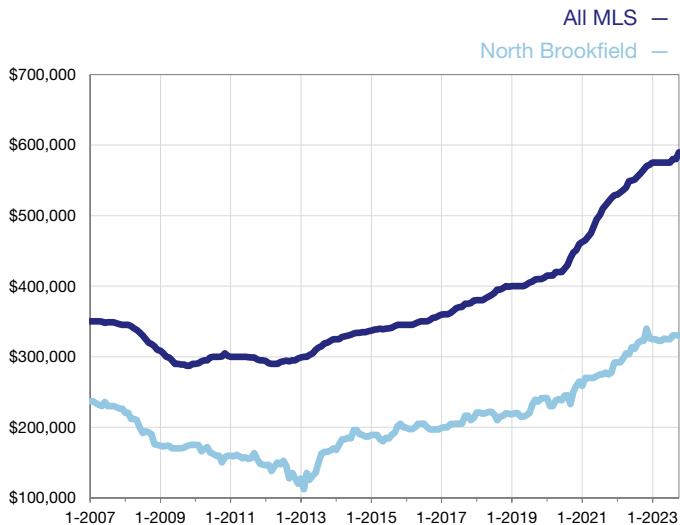
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$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	0	0	--	27	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	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

