

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	36	36	0.0%
Closed Sales	1	3	+ 200.0%	42	32	- 23.8%
Median Sales Price*	\$352,500	\$325,000	- 7.8%	\$357,500	\$355,000	- 0.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	46	25	- 45.7%	48	43	- 10.4%
Percent of Original List Price Received*	95.3%	89.1%	- 6.5%	100.8%	98.7%	- 2.1%
New Listings	3	6	+ 100.0%	45	45	0.0%

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

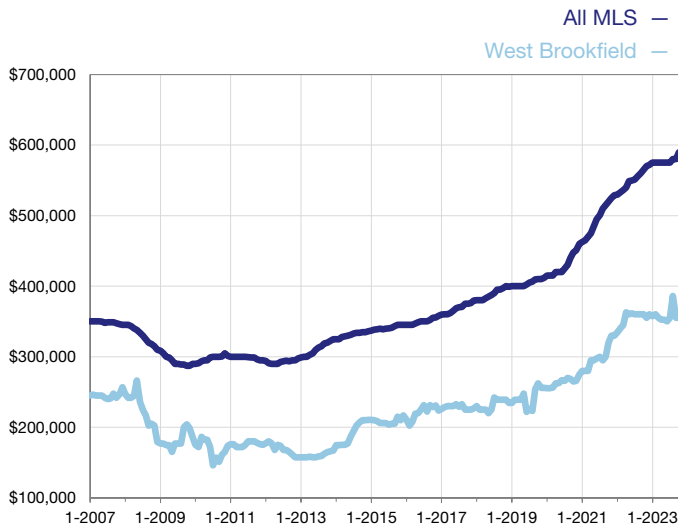
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$190,000	\$0	- 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	--	14	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	95.0%	0.0%	- 100.0%
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

