

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	47	- 28.8%	659	508	- 22.9%
Closed Sales	53	48	- 9.4%	664	499	- 24.8%
Median Sales Price*	\$460,000	<b>\$480,000</b>	+ 4.3%	\$440,000	<b>\$465,100</b>	+ 5.7%
Inventory of Homes for Sale	100	58	- 42.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.7%	27	30	+ 11.1%
Percent of Original List Price Received*	100.4%	<b>102.3%</b>	+ 1.9%	102.6%	<b>101.8%</b>	- 0.8%
New Listings	45	46	+ 2.2%	792	575	- 27.4%

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

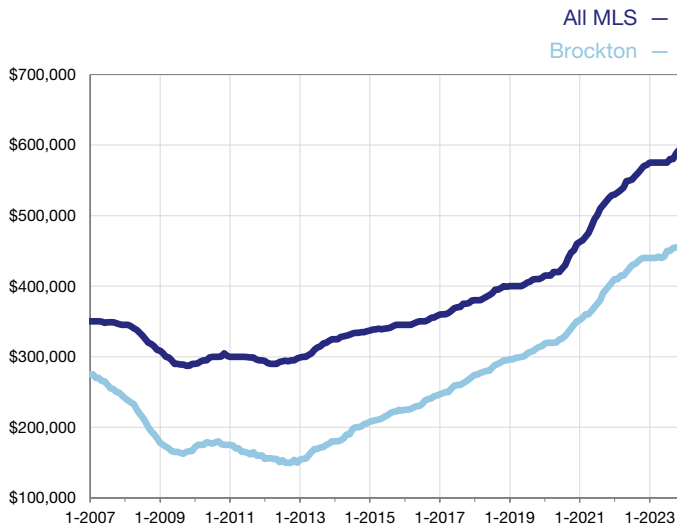
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	92	78	- 15.2%
Closed Sales	3	8	+ 166.7%	91	79	- 13.2%
Median Sales Price*	\$260,000	<b>\$332,000</b>	+ 27.7%	\$230,000	<b>\$275,000</b>	+ 19.6%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	61	33	- 45.9%	25	31	+ 24.0%
Percent of Original List Price Received*	94.9%	<b>102.1%</b>	+ 7.6%	103.0%	<b>101.2%</b>	- 1.7%
New Listings	7	7	0.0%	108	90	- 16.7%

\* 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

