

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	40	38	- 5.0%
Closed Sales	3	6	+ 100.0%	35	41	+ 17.1%
Median Sales Price*	\$379,900	\$347,500	- 8.5%	\$326,000	\$330,000	+ 1.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	39	24	- 38.5%	29	30	+ 3.4%
Percent of Original List Price Received*	99.7%	98.6%	- 1.1%	100.9%	97.0%	- 3.9%
New Listings	3	3	0.0%	46	46	0.0%

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

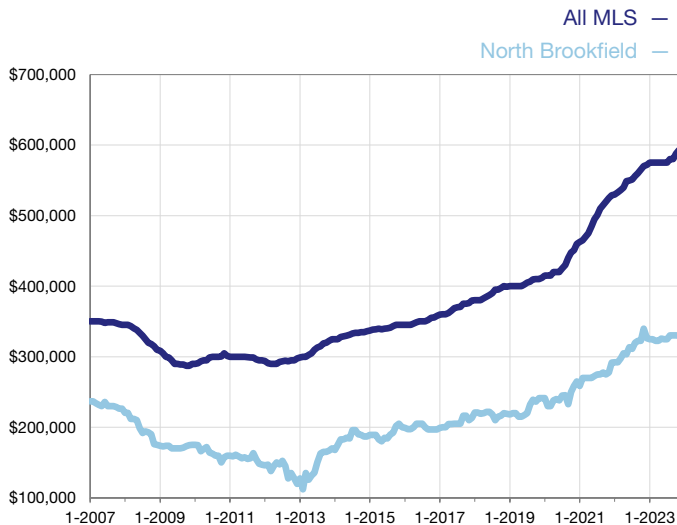
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$285,000	\$0	- 100.0%	\$252,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	86	0	- 100.0%	42	0	- 100.0%
Percent of Original List Price Received*	89.1%	0.0%	- 100.0%	97.8%	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

