

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 41 | 40 | - 2.4% | 700 | 541 | - 22.7% |
| Closed Sales | 69 | 41 | - 40.6% | 733 | 540 | - 26.3% |
| Median Sales Price* | \$415,250 | \$480,000 | + 15.6% | \$440,000 | \$468,250 | + 6.4% |
| Inventory of Homes for Sale | 70 | 50 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.1 | - 8.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 37 | 27 | - 27.0% | 28 | 30 | + 7.1% |
| Percent of Original List Price Received* | 97.0% | 103.1% | + 6.3% | 102.0% | 101.9% | - 0.1% |
| New Listings | 27 | 28 | + 3.7% | 819 | 603 | - 26.4% |

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

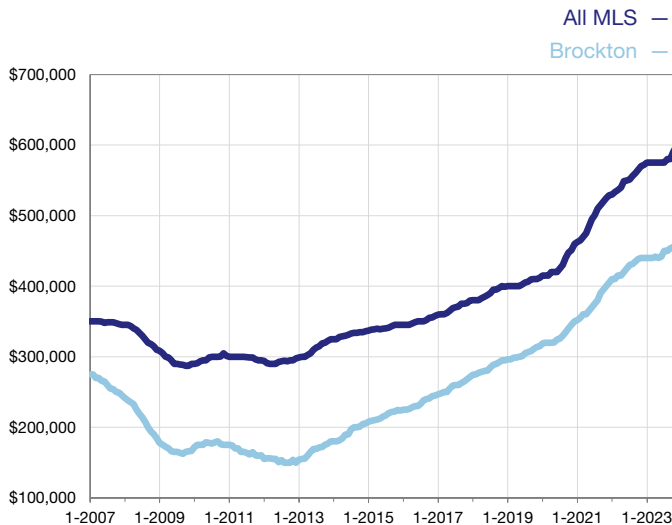
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 6 | 0.0% | 98 | 83 | - 15.3% |
| Closed Sales | 12 | 3 | - 75.0% | 103 | 82 | - 20.4% |
| Median Sales Price* | \$261,250 | \$398,000 | + 52.3% | \$232,000 | \$276,500 | + 19.2% |
| Inventory of Homes for Sale | 7 | 11 | + 57.1% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.6 | + 77.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 22 | - 33.3% | 26 | 30 | + 15.4% |
| Percent of Original List Price Received* | 102.5% | 101.6% | - 0.9% | 103.0% | 101.2% | - 1.7% |
| New Listings | 4 | 12 | + 200.0% | 112 | 102 | - 8.9% |

* 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

