

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	44	39	- 11.4%
Closed Sales	4	2	- 50.0%	39	43	+ 10.3%
Median Sales Price*	\$356,950	\$502,500	+ 40.8%	\$326,000	\$330,900	+ 1.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	51	37	- 27.5%	31	30	- 3.2%
Percent of Original List Price Received*	94.1%	101.2%	+ 7.5%	100.2%	97.2%	- 3.0%
New Listings	5	4	- 20.0%	51	50	- 2.0%

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

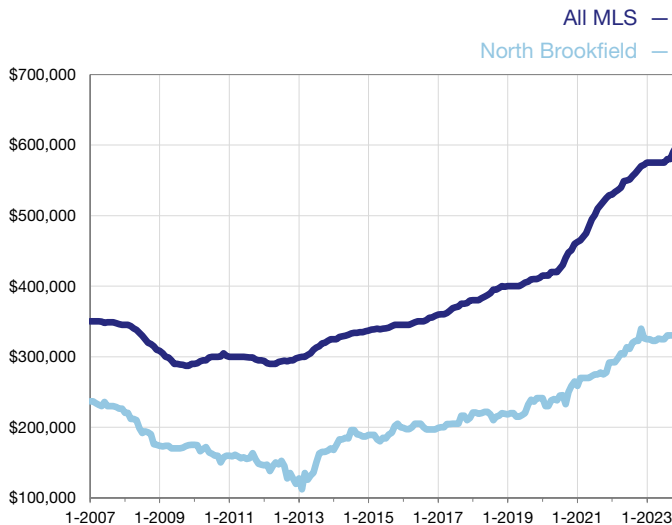
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	0	0	--	4	0	- 100.0%
Median Sales Price*	\$0	\$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	0	0	--	42	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	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

