

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	40	41	+ 2.5%
Closed Sales	3	4	+ 33.3%	45	40	- 11.1%
Median Sales Price*	\$429,000	\$419,500	- 2.2%	\$360,000	\$373,500	+ 3.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	74	85	+ 14.9%	50	47	- 6.0%
Percent of Original List Price Received*	99.8%	98.3%	- 1.5%	100.8%	99.4%	- 1.4%
New Listings	1	0	- 100.0%	49	47	- 4.1%

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

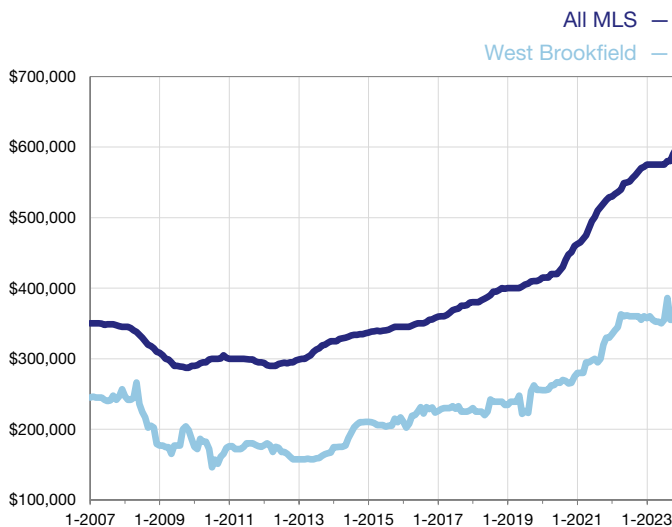
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$295,000	--	\$190,000	\$295,000	+ 55.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	44	--	14	44	+ 214.3%
Percent of Original List Price Received*	0.0%	98.3%	--	95.0%	98.3%	+ 3.5%
New Listings	0	0	--	1	1	0.0%

* 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

