

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

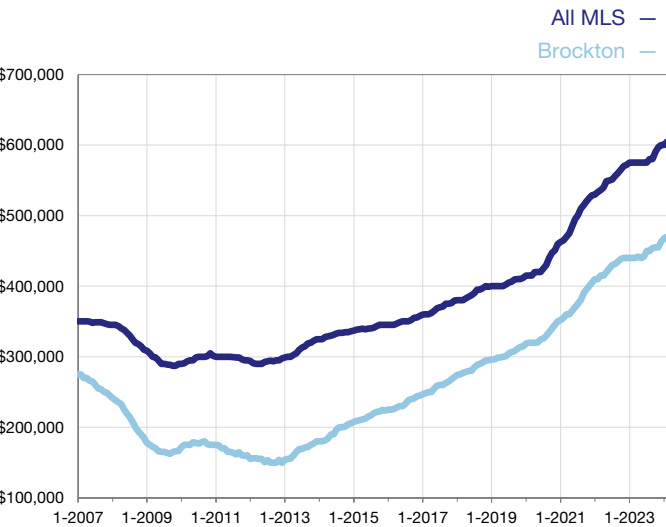
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				35	44	+ 25.7%	70	77	+ 10.0%
Closed Sales				29	27	- 6.9%	74	57	- 23.0%
Median Sales Price*				\$438,000	\$475,000	+ 8.4%	\$434,500	\$465,000	+ 7.0%
Inventory of Homes for Sale				79	52	- 34.2%	--	--	--
Months Supply of Inventory				1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale				40	43	+ 7.5%	38	38	0.0%
Percent of Original List Price Received*				98.4%	98.4%	0.0%	97.9%	99.9%	+ 2.0%
New Listings				50	49	- 2.0%	94	83	- 11.7%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	8	+ 60.0%	12	16	+ 33.3%
Closed Sales				7	10	+ 42.9%	11	14	+ 27.3%
Median Sales Price*				\$248,000	\$286,500	+ 15.5%	\$232,000	\$275,000	+ 18.5%
Inventory of Homes for Sale				9	11	+ 22.2%	--	--	--
Months Supply of Inventory				1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale				44	32	- 27.3%	37	32	- 13.5%
Percent of Original List Price Received*				97.0%	100.5%	+ 3.6%	97.5%	100.6%	+ 3.2%
New Listings				8	9	+ 12.5%	15	17	+ 13.3%

\* 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

