

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	52	58	+ 11.5%	122	131	+ 7.4%
Closed Sales	38	42	+ 10.5%	112	99	- 11.6%
Median Sales Price*	\$448,450	\$457,000	+ 1.9%	\$436,500	\$465,000	+ 6.5%
Inventory of Homes for Sale	59	32	- 45.8%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	55	31	- 43.6%	44	35	- 20.5%
Percent of Original List Price Received*	99.7%	101.1%	+ 1.4%	98.5%	100.4%	+ 1.9%
New Listings	41	44	+ 7.3%	135	126	- 6.7%

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

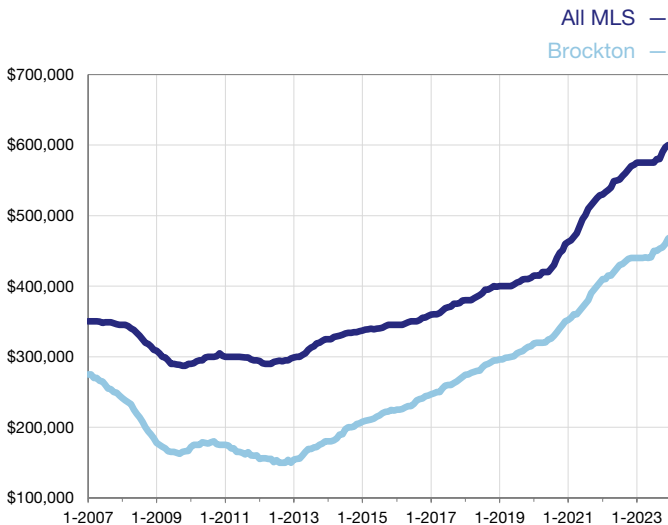
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	13	+ 116.7%	18	29	+ 61.1%
Closed Sales	6	8	+ 33.3%	17	22	+ 29.4%
Median Sales Price*	\$354,950	\$317,500	- 10.6%	\$248,000	\$286,500	+ 15.5%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	64	22	- 65.6%	46	28	- 39.1%
Percent of Original List Price Received*	105.2%	98.4%	- 6.5%	100.2%	99.8%	- 0.4%
New Listings	3	16	+ 433.3%	18	33	+ 83.3%

* 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

