

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	40	48	+ 20.0%	162	169	+ 4.3%
Closed Sales	48	45	- 6.3%	160	144	- 10.0%
Median Sales Price*	\$448,000	\$490,000	+ 9.4%	\$440,950	\$475,000	+ 7.7%
Inventory of Homes for Sale	60	38	- 36.7%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	33	33	0.0%	40	34	- 15.0%
Percent of Original List Price Received*	101.1%	101.8%	+ 0.7%	99.3%	100.8%	+ 1.5%
New Listings	45	48	+ 6.7%	180	174	- 3.3%

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

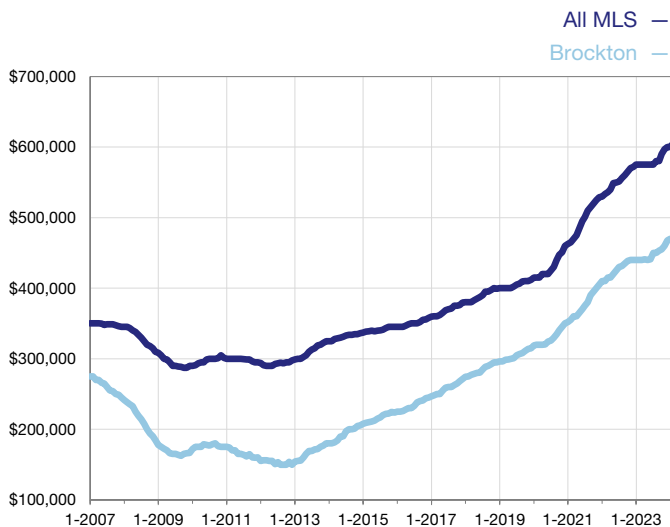
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	11	+ 83.3%	24	37	+ 54.2%
Closed Sales	6	10	+ 66.7%	23	32	+ 39.1%
Median Sales Price*	\$275,000	\$264,000	- 4.0%	\$249,000	\$275,000	+ 10.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	41	27	- 34.1%
Percent of Original List Price Received*	102.6%	99.0%	- 3.5%	100.8%	99.5%	- 1.3%
New Listings	12	6	- 50.0%	30	39	+ 30.0%

* 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

