

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Brookfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	5	+ 150.0%	9	14	+ 55.6%
Closed Sales	2	2	0.0%	8	7	- 12.5%
Median Sales Price*	\$329,000	<b>\$432,500</b>	+ 31.5%	\$304,000	<b>\$449,400</b>	+ 47.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.4	<b>2.3</b>	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	18	<b>13</b>	- 27.8%	104	<b>69</b>	- 33.7%
Percent of Original List Price Received*	101.2%	<b>101.9%</b>	+ 0.7%	95.5%	<b>98.5%</b>	+ 3.1%
New Listings	3	<b>3</b>	0.0%	9	<b>15</b>	+ 66.7%

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

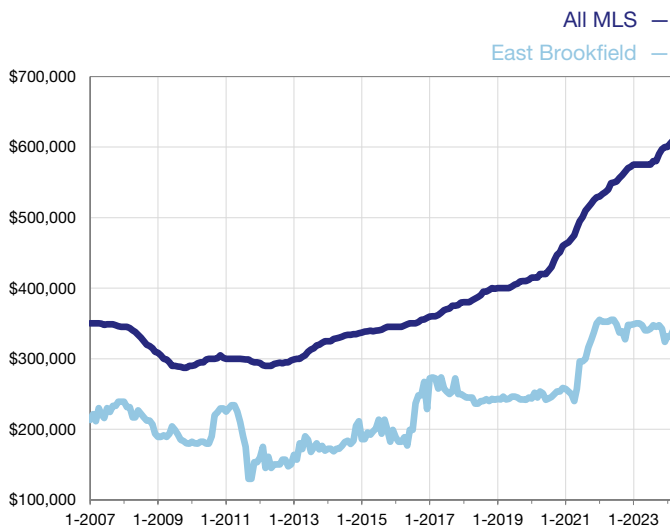
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$320,000</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	<b>23</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>107.0%</b>	--
New Listings	0	0	--	0	1	--

\* 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

