

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

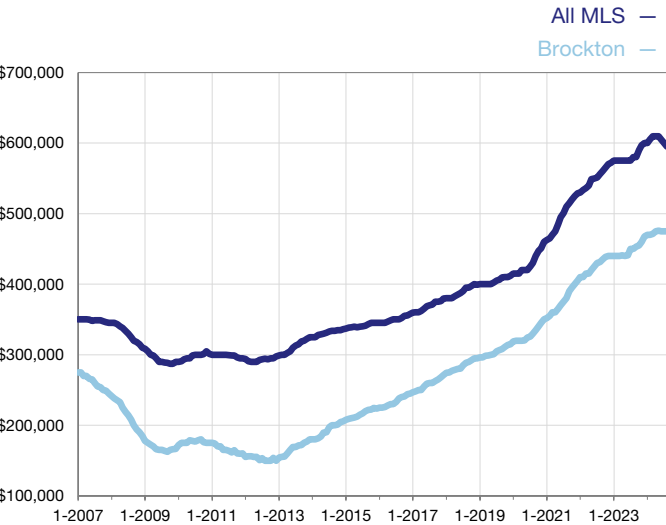
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	51	67	+ 31.4%	370	377	+ 1.9%
Closed Sales	63	53	- 15.9%	368	328	- 10.9%
Median Sales Price*	\$470,000	\$500,000	+ 6.4%	\$459,950	\$489,950	+ 6.5%
Inventory of Homes for Sale	70	58	- 17.1%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	32	31	- 3.1%
Percent of Original List Price Received*	103.7%	101.1%	- 2.5%	101.6%	102.1%	+ 0.5%
New Listings	54	67	+ 24.1%	417	431	+ 3.4%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	58	71	+ 22.4%
Closed Sales	9	6	- 33.3%	55	67	+ 21.8%
Median Sales Price*	\$254,000	\$299,750	+ 18.0%	\$275,000	\$285,000	+ 3.6%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	33	27	- 18.2%
Percent of Original List Price Received*	99.8%	95.9%	- 3.9%	101.0%	99.0%	- 2.0%
New Listings	12	14	+ 16.7%	69	84	+ 21.7%

\* 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

