

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Brookfield

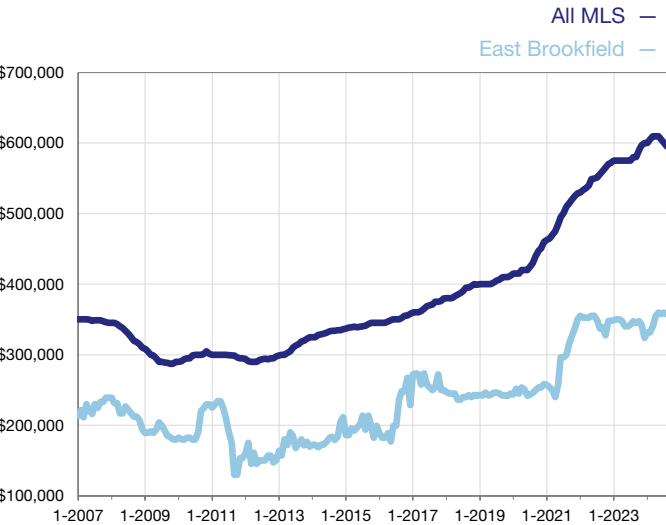
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	12	20	+ 66.7%
Closed Sales	1	0	- 100.0%	13	17	+ 30.8%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$318,000	\$425,000	+ 33.6%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	2.6	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	255	0	- 100.0%	104	54	- 48.1%
Percent of Original List Price Received*	91.1%	0.0%	- 100.0%	95.2%	98.6%	+ 3.6%
New Listings	1	4	+ 300.0%	11	22	+ 100.0%

* 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	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$320,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	23	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	107.0%	--
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

