

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

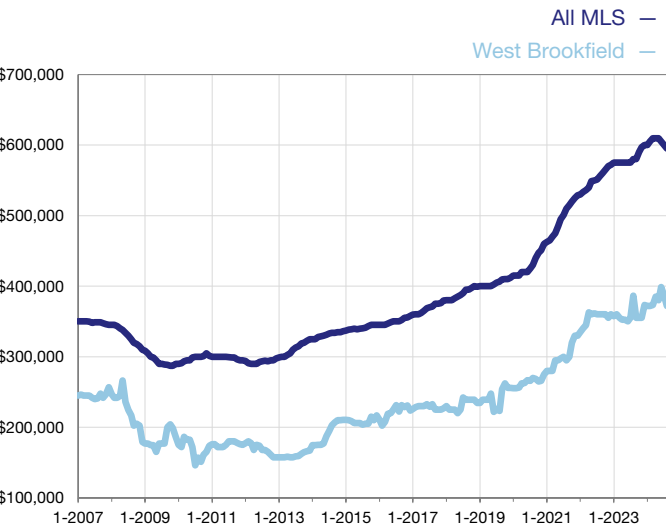
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	1	0.0%	27	24	- 11.1%
Closed Sales				5	3	- 40.0%	27	24	- 11.1%
Median Sales Price*				\$400,000	\$479,900	+ 20.0%	\$355,000	\$401,000	+ 13.0%
Inventory of Homes for Sale				6	6	0.0%	--	--	--
Months Supply of Inventory				2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale				24	15	- 37.5%	45	37	- 17.8%
Percent of Original List Price Received*				100.6%	98.6%	- 2.0%	100.1%	99.5%	- 0.6%
New Listings				3	5	+ 66.7%	33	33	0.0%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	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

