

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

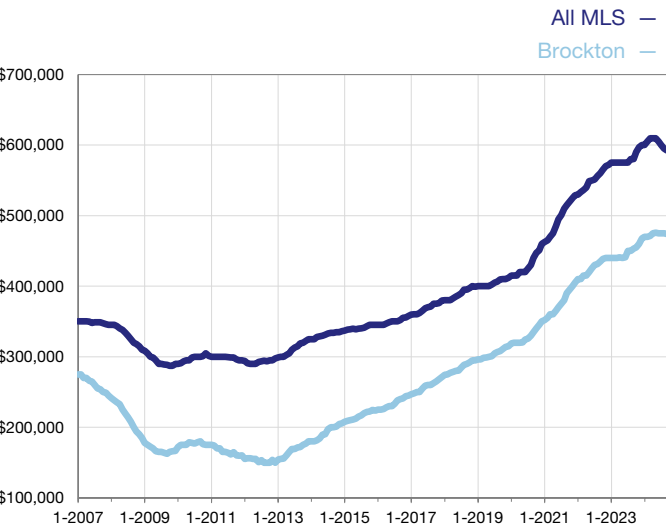
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	45	58	+ 28.9%	415	424	+ 2.2%
Closed Sales	47	58	+ 23.4%	415	386	- 7.0%
Median Sales Price*	\$490,000	\$510,000	+ 4.1%	\$462,000	\$490,000	+ 6.1%
Inventory of Homes for Sale	76	69	- 9.2%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	31	30	- 3.2%
Percent of Original List Price Received*	101.6%	101.1%	- 0.5%	101.6%	101.9%	+ 0.3%
New Listings	56	65	+ 16.1%	473	496	+ 4.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	64	81	+ 26.6%
Closed Sales	9	4	- 55.6%	64	71	+ 10.9%
Median Sales Price*	\$260,000	\$337,500	+ 29.8%	\$273,500	\$285,000	+ 4.2%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	11	13	+ 18.2%	30	26	- 13.3%
Percent of Original List Price Received*	102.5%	100.0%	- 2.4%	101.2%	99.1%	- 2.1%
New Listings	8	12	+ 50.0%	77	96	+ 24.7%

* 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

