

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

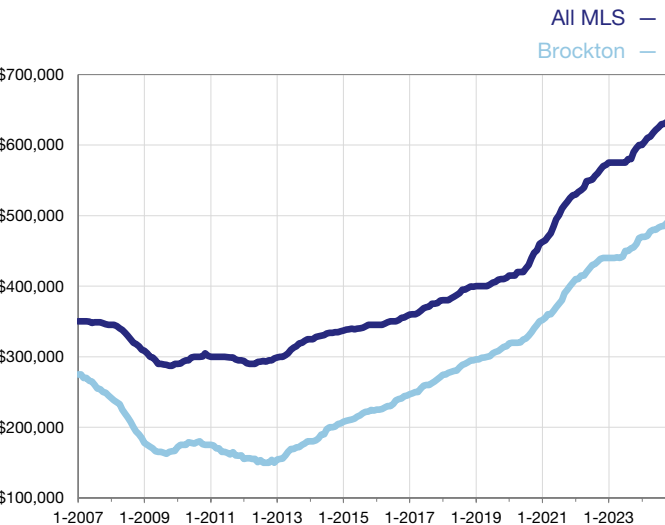
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	42	54	+ 28.6%	457	466	+ 2.0%
Closed Sales	38	49	+ 28.9%	453	435	- 4.0%
Median Sales Price*	\$462,500	\$500,000	+ 8.1%	\$462,000	\$490,000	+ 6.1%
Inventory of Homes for Sale	82	68	- 17.1%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	31	31	0.0%
Percent of Original List Price Received*	102.7%	100.4%	- 2.2%	101.7%	101.8%	+ 0.1%
New Listings	54	54	0.0%	527	549	+ 4.2%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	70	88	+ 25.7%
Closed Sales	7	10	+ 42.9%	71	81	+ 14.1%
Median Sales Price*	\$320,000	\$270,000	- 15.6%	\$275,000	\$285,000	+ 3.6%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	30	27	- 10.0%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	101.1%	99.1%	- 2.0%
New Listings	6	9	+ 50.0%	83	105	+ 26.5%

* 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

