

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	5	- 28.6%	36	42	+ 16.7%
Closed Sales	3	6	+ 100.0%	35	38	+ 8.6%
Median Sales Price*	\$272,500	\$454,000	+ 66.6%	\$330,000	\$384,000	+ 16.4%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	67	+ 71.8%	31	37	+ 19.4%
Percent of Original List Price Received*	87.8%	94.6%	+ 7.7%	96.7%	99.6%	+ 3.0%
New Listings	2	8	+ 300.0%	43	52	+ 20.9%

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

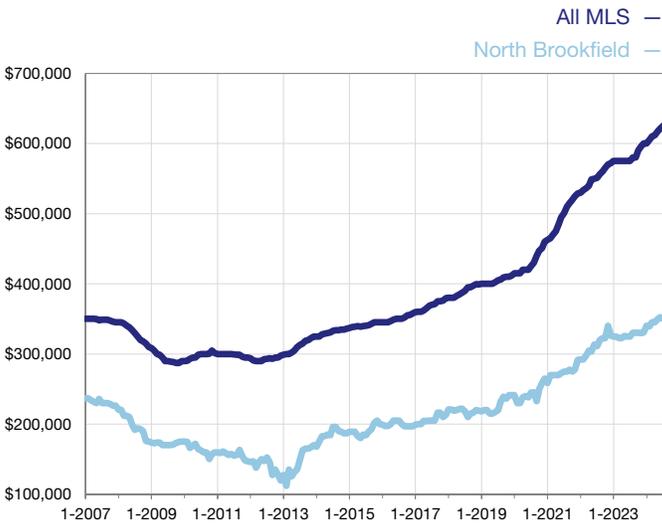
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
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	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

