

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Brookfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	34	27	- 20.6%
Closed Sales	3	1	- 66.7%	32	26	- 18.8%
Median Sales Price*	\$325,000	<b>\$368,000</b>	+ 13.2%	\$355,000	<b>\$397,500</b>	+ 12.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	43	35	- 18.6%
Percent of Original List Price Received*	89.1%	<b>105.2%</b>	+ 18.1%	98.7%	<b>99.7%</b>	+ 1.0%
New Listings	6	12	+ 100.0%	44	44	0.0%

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

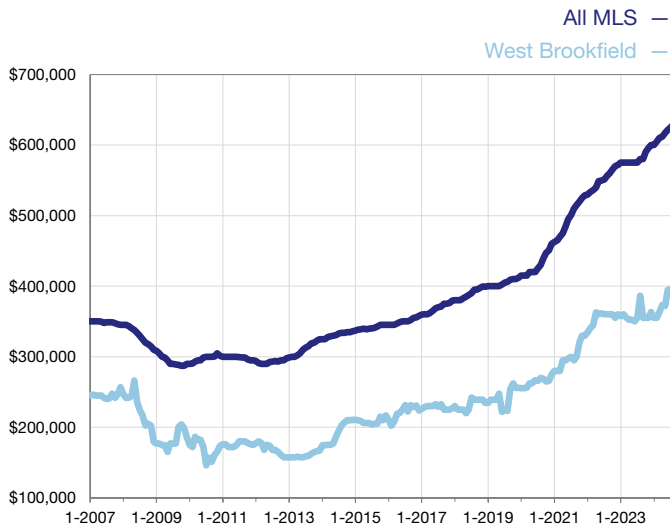
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	0	0	--	1	0	- 100.0%

\* 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

