

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

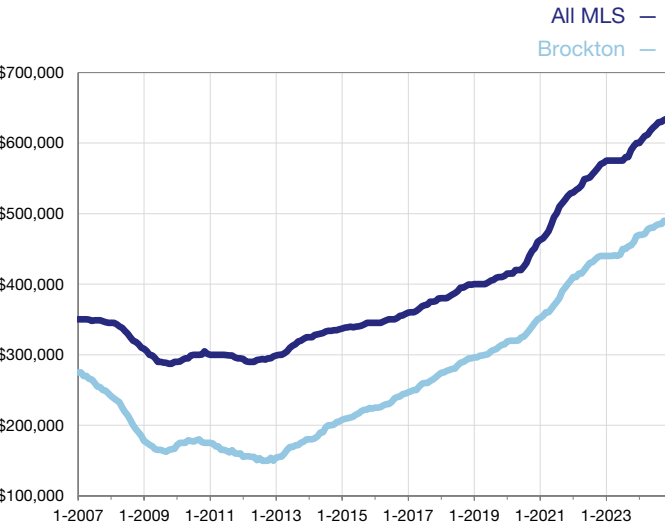
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	39	60	+ 53.8%	496	512	+ 3.2%
Closed Sales	47	41	- 12.8%	500	478	- 4.4%
Median Sales Price*	\$480,000	\$515,000	+ 7.3%	\$466,300	\$490,000	+ 5.1%
Inventory of Homes for Sale	79	64	- 19.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	30	30	0.0%
Percent of Original List Price Received*	102.5%	99.9%	- 2.5%	101.8%	101.6%	- 0.2%
New Listings	42	53	+ 26.2%	569	602	+ 5.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	77	101	+ 31.2%
Closed Sales	8	10	+ 25.0%	79	91	+ 15.2%
Median Sales Price*	\$332,000	\$266,500	- 19.7%	\$275,000	\$280,000	+ 1.8%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	47	+ 42.4%	31	29	- 6.5%
Percent of Original List Price Received*	102.1%	100.1%	- 2.0%	101.2%	99.2%	- 2.0%
New Listings	7	8	+ 14.3%	90	113	+ 25.6%

* 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

