

# Local Market Update – November 2024

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## East Brookfield

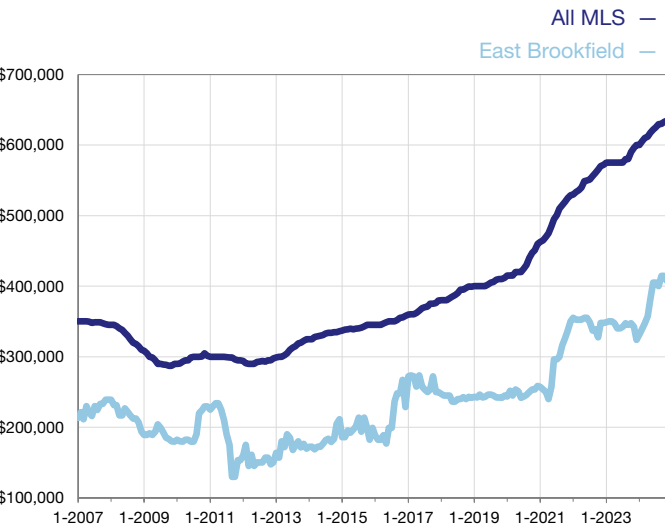
| Single-Family Properties                 |  |  |  | November  |      |          | Year to Date |           |         |
|--|--|--|--|-----------|------|----------|--------------|-----------|---------|
| Key Metrics                              |  |  |  | 2023      | 2024 | + / -    | 2023         | 2024      | + / -   |
| Pending Sales                            |  |  |  | 2         | 0    | - 100.0% | 17           | 27        | + 58.8% |
| Closed Sales                             |  |  |  | 1         | 0    | - 100.0% | 17           | 27        | + 58.8% |
| Median Sales Price*                      |  |  |  | \$633,000 | \$0  | - 100.0% | \$339,000    | \$420,000 | + 23.9% |
| Inventory of Homes for Sale              |  |  |  | 6         | 3    | - 50.0%  | --           | --        | --      |
| Months Supply of Inventory               |  |  |  | 3.3       | 1.1  | - 66.7%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 6         | 0    | - 100.0% | 84           | 57        | - 32.1% |
| Percent of Original List Price Received* |  |  |  | 108.2%    | 0.0% | - 100.0% | 97.3%        | 98.4%     | + 1.1%  |
| New Listings                             |  |  |  | 5         | 0    | - 100.0% | 19           | 27        | + 42.1% |

\* 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 |           |       |
|--|--|--|--|----------|------|-------|--------------|-----------|-------|
| Key Metrics                              |  |  |  | 2023     | 2024 | + / - | 2023         | 2024      | + / - |
| Pending Sales                            |  |  |  | 0        | 0    | --    | 0            | 1         | --    |
| Closed Sales                             |  |  |  | 0        | 0    | --    | 0            | 1         | --    |
| Median Sales Price*                      |  |  |  | \$0      | \$0  | --    | \$0          | \$320,000 | --    |
| Inventory of Homes for Sale              |  |  |  | 0        | 0    | --    | --           | --        | --    |
| Months Supply of Inventory               |  |  |  | 0.0      | 0.0  | --    | --           | --        | --    |
| Cumulative Days on Market Until Sale     |  |  |  | 0        | 0    | --    | 0            | 23        | --    |
| Percent of Original List Price Received* |  |  |  | 0.0%     | 0.0% | --    | 0.0%         | 107.0%    | --    |
| 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

