

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

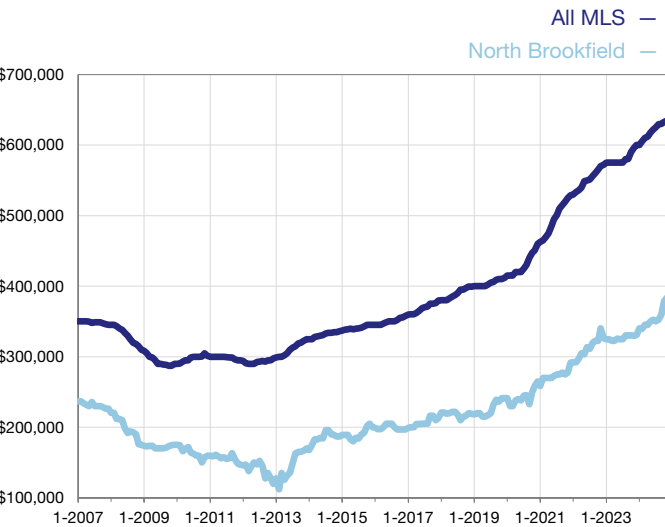
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	9	+ 350.0%	38	50	+ 31.6%
Closed Sales	6	5	- 16.7%	41	43	+ 4.9%
Median Sales Price*	\$347,500	\$549,900	+ 58.2%	\$330,000	\$425,000	+ 28.8%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	24	61	+ 154.2%	30	40	+ 33.3%
Percent of Original List Price Received*	98.6%	98.3%	- 0.3%	97.0%	99.4%	+ 2.5%
New Listings	3	7	+ 133.3%	46	59	+ 28.3%

* 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	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$250,000	--	\$0	\$250,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	27	--	0	27	--
Percent of Original List Price Received*	0.0%	89.3%	--	0.0%	89.3%	--
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

