

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

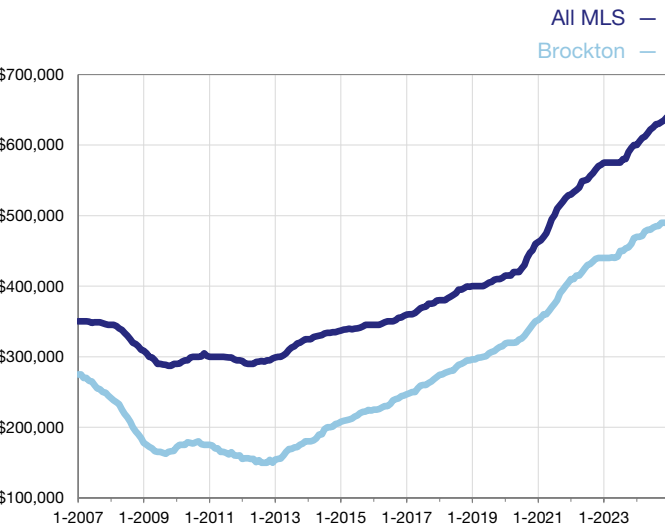
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	34	55	+ 61.8%	530	556	+ 4.9%
Closed Sales	42	41	- 2.4%	542	519	- 4.2%
Median Sales Price*	\$478,750	\$450,000	- 6.0%	\$468,250	\$490,000	+ 4.6%
Inventory of Homes for Sale	67	38	- 43.3%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	30	30	0.0%
Percent of Original List Price Received*	102.9%	98.8%	- 4.0%	101.9%	101.4%	- 0.5%
New Listings	28	39	+ 39.3%	597	641	+ 7.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	83	105	+ 26.5%
Closed Sales	3	9	+ 200.0%	82	100	+ 22.0%
Median Sales Price*	\$398,000	\$268,000	- 32.7%	\$276,500	\$280,000	+ 1.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	22	42	+ 90.9%	30	31	+ 3.3%
Percent of Original List Price Received*	101.6%	99.9%	- 1.7%	101.2%	99.2%	- 2.0%
New Listings	11	3	- 72.7%	101	115	+ 13.9%

* 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

