

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

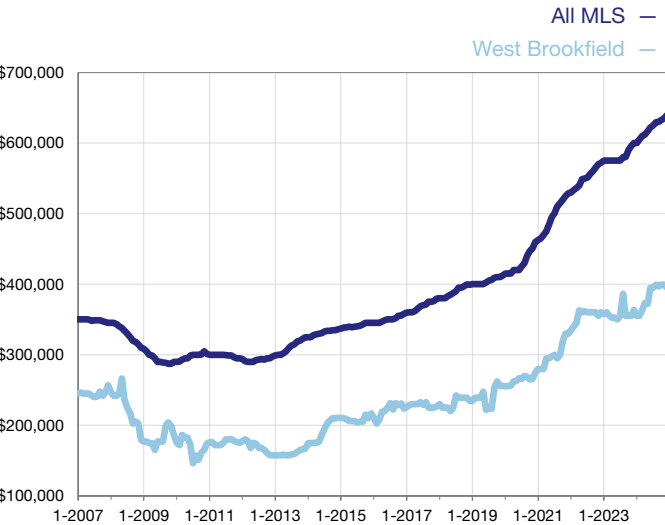
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	40	31	- 22.5%
Closed Sales	4	1	- 75.0%	40	29	- 27.5%
Median Sales Price*	\$419,500	\$317,500	- 24.3%	\$363,500	\$395,000	+ 8.7%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.8	5.0	+ 177.8%	--	--	--
Cumulative Days on Market Until Sale	85	77	- 9.4%	47	35	- 25.5%
Percent of Original List Price Received*	98.3%	90.7%	- 7.7%	98.6%	99.6%	+ 1.0%
New Listings	0	4	--	47	53	+ 12.8%

* 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	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$295,000	\$0	- 100.0%	\$295,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	44	0	- 100.0%	44	0	- 100.0%
Percent of Original List Price Received*	98.3%	0.0%	- 100.0%	98.3%	0.0%	- 100.0%
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

