

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

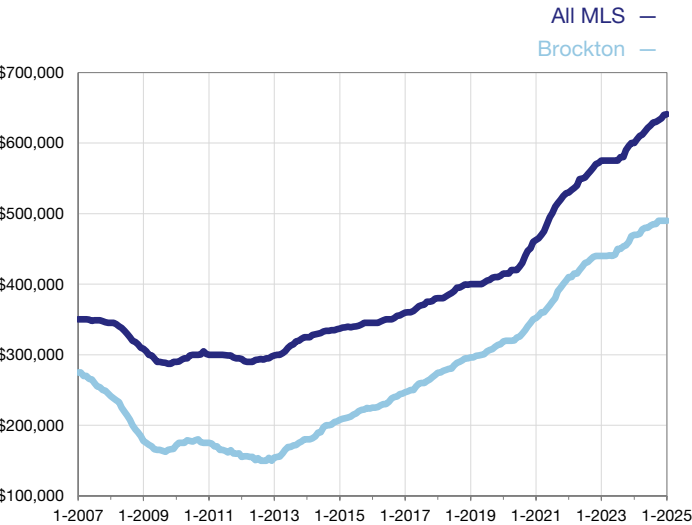
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	31	34	+ 9.7%	31	34	+ 9.7%
Closed Sales	30	57	+ 90.0%	30	57	+ 90.0%
Median Sales Price*	\$465,000	\$499,900	+ 7.5%	\$465,000	\$499,900	+ 7.5%
Inventory of Homes for Sale	62	49	- 21.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	33	41	+ 24.2%
Percent of Original List Price Received*	101.2%	100.5%	- 0.7%	101.2%	100.5%	- 0.7%
New Listings	34	45	+ 32.4%	34	45	+ 32.4%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$269,500	\$276,300	+ 2.5%	\$269,500	\$276,300	+ 2.5%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	31	42	+ 35.5%
Percent of Original List Price Received*	100.9%	101.3%	+ 0.4%	100.9%	101.3%	+ 0.4%
New Listings	8	9	+ 12.5%	8	9	+ 12.5%

* 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

