

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

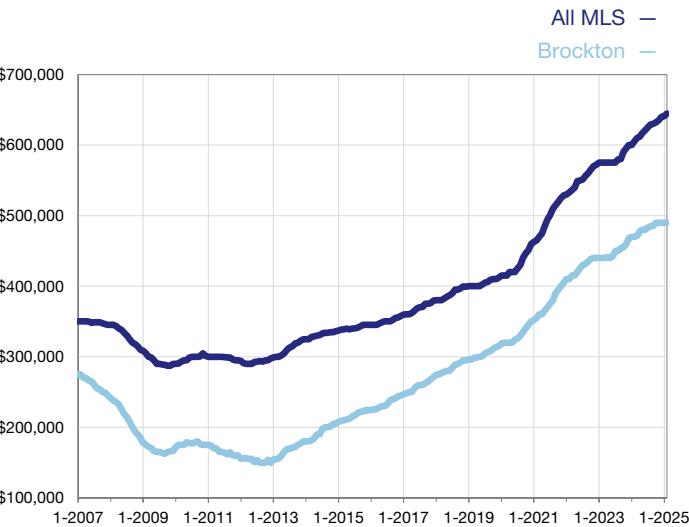
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	40	41	+ 2.5%	71	70	- 1.4%
Closed Sales	27	32	+ 18.5%	57	90	+ 57.9%
Median Sales Price*	\$475,000	\$474,950	- 0.0%	\$465,000	\$484,998	+ 4.3%
Inventory of Homes for Sale	63	63	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	50	+ 16.3%	38	44	+ 15.8%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	99.9%	100.0%	+ 0.1%
New Listings	49	51	+ 4.1%	83	95	+ 14.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	13	+ 62.5%	15	17	+ 13.3%
Closed Sales	10	7	- 30.0%	14	15	+ 7.1%
Median Sales Price*	\$286,500	\$255,000	- 11.0%	\$275,000	\$275,600	+ 0.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	32	48	+ 50.0%
Percent of Original List Price Received*	100.5%	101.0%	+ 0.5%	100.6%	101.2%	+ 0.6%
New Listings	9	12	+ 33.3%	17	21	+ 23.5%

\* 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

