

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Brookfield

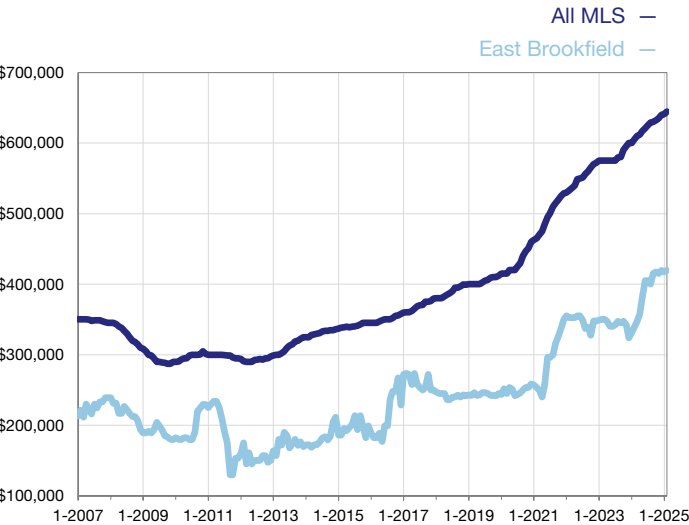
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	2	- 33.3%	5	4	- 20.0%
Closed Sales				1	2	+ 100.0%	2	2	0.0%
Median Sales Price*				\$629,900	\$487,000	- 22.7%	\$539,650	\$487,000	- 9.8%
Inventory of Homes for Sale				7	6	- 14.3%	--	--	--
Months Supply of Inventory				3.7	2.3	- 37.8%	--	--	--
Cumulative Days on Market Until Sale				34	19	- 44.1%	48	19	- 60.4%
Percent of Original List Price Received*				100.0%	105.7%	+ 5.7%	99.9%	105.7%	+ 5.8%
New Listings				3	2	- 33.3%	5	6	+ 20.0%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	0	- 100.0%	1	0	- 100.0%
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
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

