

# Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## East Brookfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	2	- 60.0%	14	10	- 28.6%
Closed Sales	2	1	- 50.0%	7	6	- 14.3%
Median Sales Price*	\$432,500	\$0	- 100.0%	\$449,400	\$325,000	- 27.7%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	13	169	+ 1,200.0%	69	70	+ 1.4%
Percent of Original List Price Received*	101.9%	0.0%	- 100.0%	98.5%	98.7%	+ 0.2%
New Listings	3	2	- 33.3%	15	10	- 33.3%

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

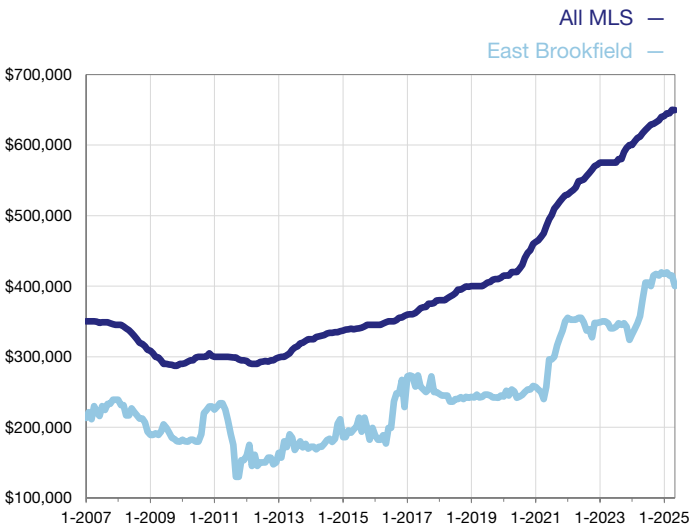
### Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$320,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	107.0%	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

