

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	2	- 60.0%	26	21	- 19.2%
Closed Sales	2	5	+ 150.0%	23	26	+ 13.0%
Median Sales Price*	\$490,450	\$390,000	- 20.5%	\$378,000	\$407,500	+ 7.8%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	14	20	+ 42.9%	39	52	+ 33.3%
Percent of Original List Price Received*	102.5%	100.7%	- 1.8%	98.2%	98.2%	0.0%
New Listings	7	3	- 57.1%	31	21	- 32.3%

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

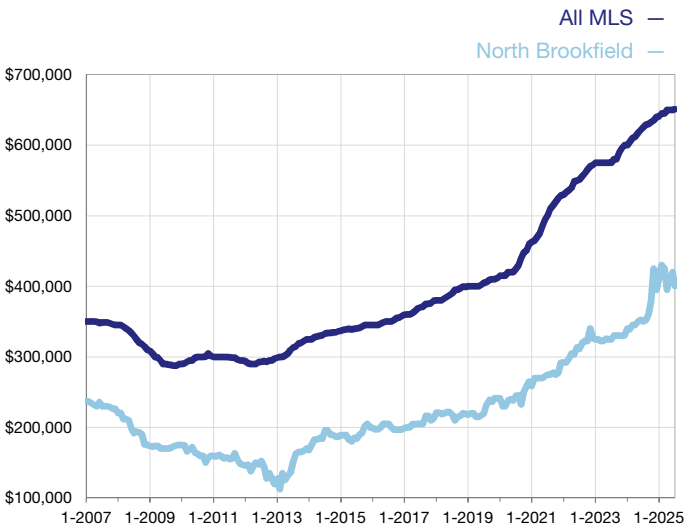
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	0	1	--
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	1	--	0	1	--

* 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

