

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

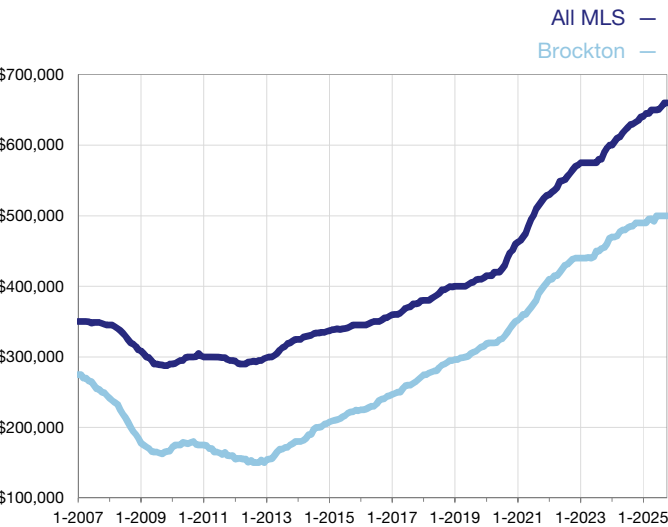
Single-Family Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	44	62	+ 40.9%	448	478	+ 6.7%
Closed Sales	52	41	- 21.2%	438	468	+ 6.8%
Median Sales Price*	\$500,000	\$520,000	+ 4.0%	\$490,000	\$505,000	+ 3.1%
Inventory of Homes for Sale	99	80	- 19.2%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	30	36	+ 20.0%
Percent of Original List Price Received*	100.6%	99.3%	- 1.3%	101.8%	100.9%	- 0.9%
New Listings	53	60	+ 13.2%	550	570	+ 3.6%

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

Condominium Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	87	67	- 23.0%
Closed Sales	10	5	- 50.0%	81	67	- 17.3%
Median Sales Price*	\$270,000	\$350,000	+ 29.6%	\$285,000	\$275,600	- 3.3%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	27	32	+ 18.5%
Percent of Original List Price Received*	99.0%	102.6%	+ 3.6%	99.1%	100.3%	+ 1.2%
New Listings	9	8	- 11.1%	105	95	- 9.5%

* 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

