

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	47	41	- 12.8%	544	543	- 0.2%
Closed Sales	41	52	+ 26.8%	520	559	+ 7.5%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$490,000	\$502,500	+ 2.6%
Inventory of Homes for Sale	65	55	- 15.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	45	+ 40.6%	30	37	+ 23.3%
Percent of Original List Price Received*	98.8%	97.4%	- 1.4%	101.4%	100.5%	- 0.9%
New Listings	38	31	- 18.4%	641	639	- 0.3%

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

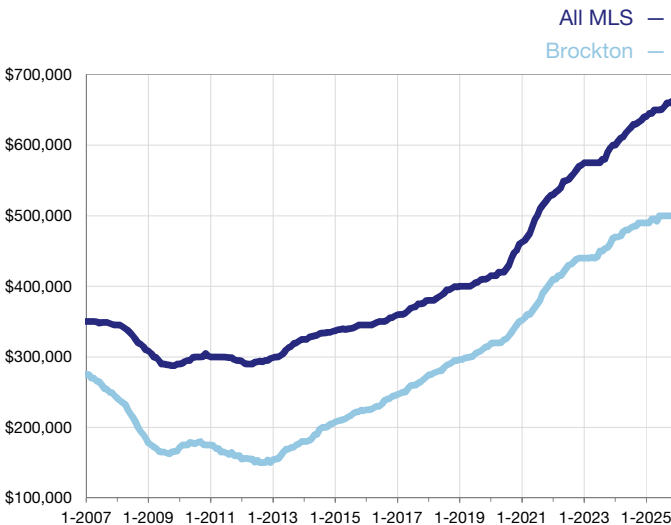
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	6	+ 50.0%	102	77	- 24.5%
Closed Sales	9	6	- 33.3%	100	78	- 22.0%
Median Sales Price*	\$268,000	\$318,500	+ 18.8%	\$280,000	\$285,000	+ 1.8%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	42	40	- 4.8%	31	35	+ 12.9%
Percent of Original List Price Received*	99.9%	99.3%	- 0.6%	99.2%	99.9%	+ 0.7%
New Listings	3	6	+ 100.0%	116	108	- 6.9%

\* 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

