

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Brookfield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	4	- 33.3%	55	39	- 29.1%
Closed Sales	7	4	- 42.9%	50	42	- 16.0%
Median Sales Price*	\$339,900	<b>\$407,500</b>	+ 19.9%	\$395,278	<b>\$425,000</b>	+ 7.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	38	<b>61</b>	+ 60.5%	40	<b>52</b>	+ 30.0%
Percent of Original List Price Received*	96.5%	<b>96.7%</b>	+ 0.2%	99.0%	<b>97.9%</b>	- 1.1%
New Listings	3	2	- 33.3%	62	42	- 32.3%

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

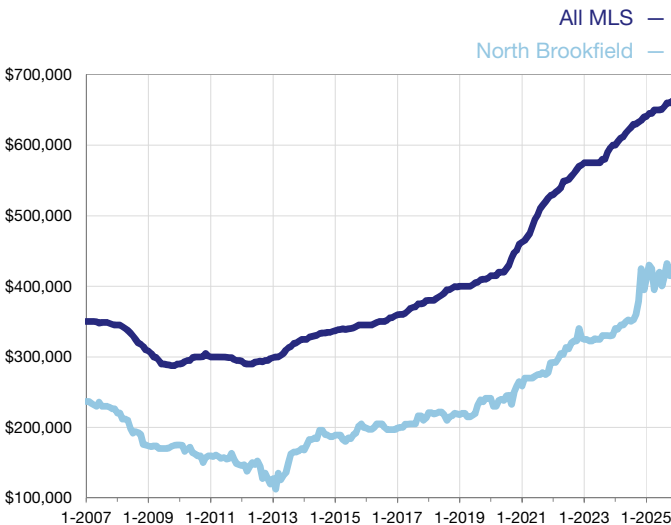
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$250,000	<b>\$280,000</b>	+ 12.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	<b>31</b>	+ 14.8%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	89.3%	<b>93.6%</b>	+ 4.8%
New Listings	0	0	--	1	1	0.0%

\* 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

