

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	5	+ 400.0%	31	45	+ 45.2%
Closed Sales	1	5	+ 400.0%	29	45	+ 55.2%
Median Sales Price*	\$317,500	\$480,000	+ 51.2%	\$395,000	\$480,000	+ 21.5%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	5.0	2.9	- 42.0%	--	--	--
Cumulative Days on Market Until Sale	77	121	+ 57.1%	35	67	+ 91.4%
Percent of Original List Price Received*	90.7%	97.0%	+ 6.9%	99.6%	98.0%	- 1.6%
New Listings	4	2	- 50.0%	53	55	+ 3.8%

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

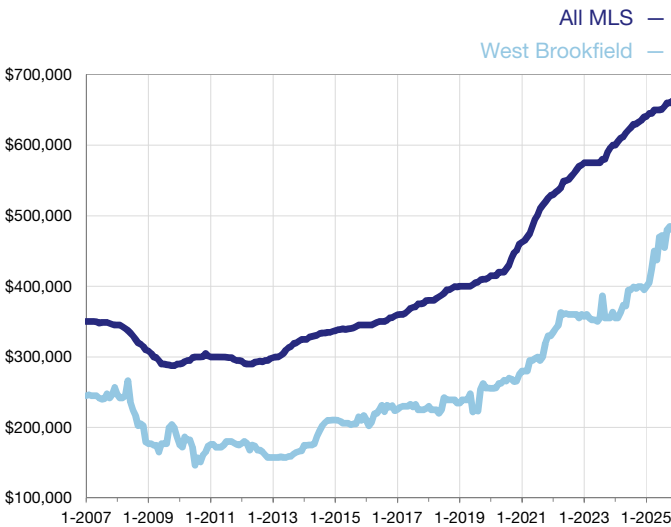
Condominium Properties

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

