

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brockton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	32	<b>37</b>	+ 15.6%	60	<b>70</b>	+ 16.7%
Closed Sales	33	<b>33</b>	0.0%	91	<b>56</b>	- 38.5%
Median Sales Price*	\$475,000	<b>\$484,900</b>	+ 2.1%	\$485,000	<b>\$484,450</b>	- 0.1%
Inventory of Homes for Sale	85	<b>39</b>	- 54.1%	--	--	--
Months Supply of Inventory	1.9	<b>0.9</b>	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	49	<b>50</b>	+ 2.0%	44	<b>47</b>	+ 6.8%
Percent of Original List Price Received*	99.3%	<b>100.4%</b>	+ 1.1%	100.0%	<b>99.0%</b>	- 1.0%
New Listings	49	<b>33</b>	- 32.7%	93	<b>69</b>	- 25.8%

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

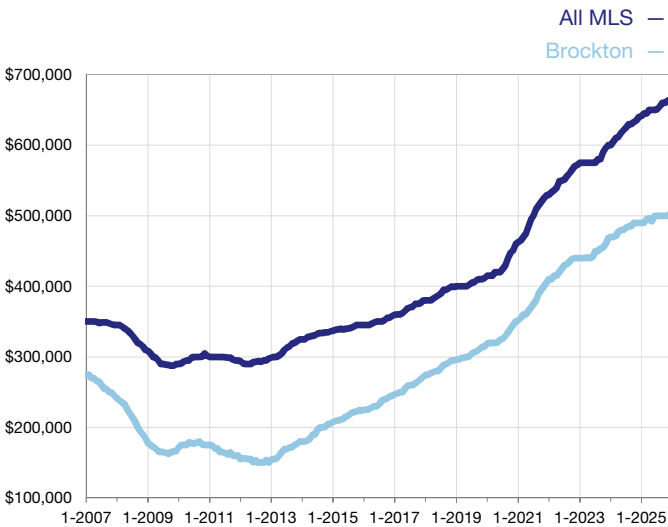
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	<b>7</b>	- 22.2%	13	<b>13</b>	0.0%
Closed Sales	7	<b>4</b>	- 42.9%	15	<b>10</b>	- 33.3%
Median Sales Price*	\$255,000	<b>\$272,500</b>	+ 6.9%	\$275,600	<b>\$256,750</b>	- 6.8%
Inventory of Homes for Sale	16	<b>14</b>	- 12.5%	--	--	--
Months Supply of Inventory	1.9	<b>2.2</b>	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	55	<b>27</b>	- 50.9%	48	<b>50</b>	+ 4.2%
Percent of Original List Price Received*	101.0%	<b>100.5%</b>	- 0.5%	101.2%	<b>97.6%</b>	- 3.6%
New Listings	12	<b>8</b>	- 33.3%	21	<b>19</b>	- 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

