

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 3 | 1 | - 66.7% | 5 | 4 | - 20.0% |
| Closed Sales | 6 | 1 | - 83.3% | 8 | 5 | - 37.5% |
| Median Sales Price* | \$452,450 | \$364,000 | - 19.5% | \$464,900 | \$364,000 | - 21.7% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.9 | - 35.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 91 | 25 | - 72.5% | 76 | 52 | - 31.6% |
| Percent of Original List Price Received* | 93.7% | 97.1% | + 3.6% | 94.8% | 97.3% | + 2.6% |
| New Listings | 3 | 3 | 0.0% | 4 | 6 | + 50.0% |

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

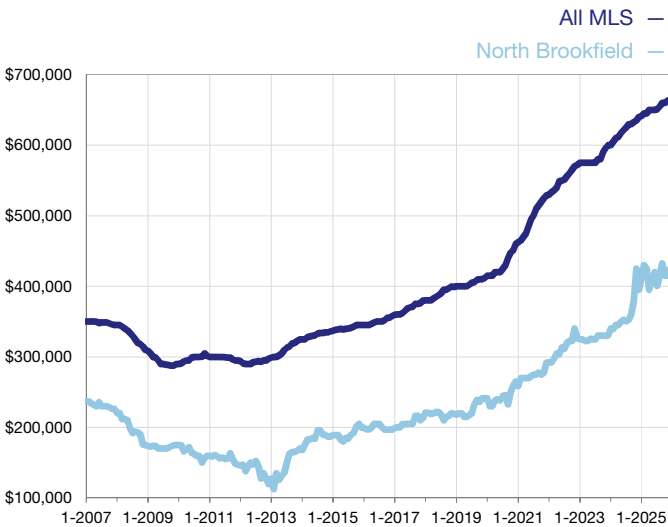
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|------------------------------------------|----------|-------------|-------|--------------|-------------|-------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 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

