

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Brookfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	12	7	- 41.7%
Closed Sales	5	3	- 40.0%	7	7	0.0%
Median Sales Price*	\$410,000	<b>\$377,000</b>	- 8.0%	\$425,000	<b>\$420,000</b>	- 1.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.9	<b>1.2</b>	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	95	<b>33</b>	- 65.3%	77	<b>59</b>	- 23.4%
Percent of Original List Price Received*	97.4%	<b>96.1%</b>	- 1.3%	98.9%	<b>94.5%</b>	- 4.4%
New Listings	2	3	+ 50.0%	7	5	- 28.6%

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

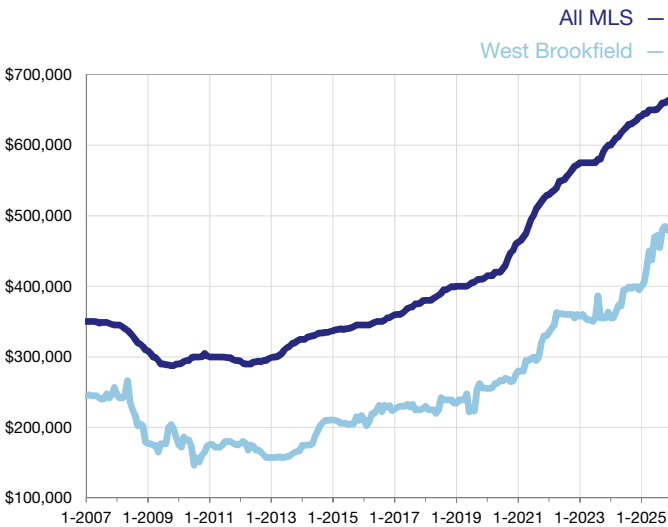
### Condominium Properties

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	<b>\$0</b>	--	\$0	<b>\$0</b>	--
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	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

