

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 51 | 52 | + 2.0% | 159 | 155 | - 2.5% |
| Closed Sales | 44 | 28 | - 36.4% | 165 | 117 | - 29.1% |
| Median Sales Price* | \$500,400 | \$500,000 | - 0.1% | \$492,000 | \$490,000 | - 0.4% |
| Inventory of Homes for Sale | 87 | 78 | - 10.3% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.8 | - 5.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 37 | 35 | - 5.4% | 41 | 44 | + 7.3% |
| Percent of Original List Price Received* | 101.6% | 101.1% | - 0.5% | 100.7% | 99.4% | - 1.3% |
| New Listings | 57 | 72 | + 26.3% | 204 | 200 | - 2.0% |

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

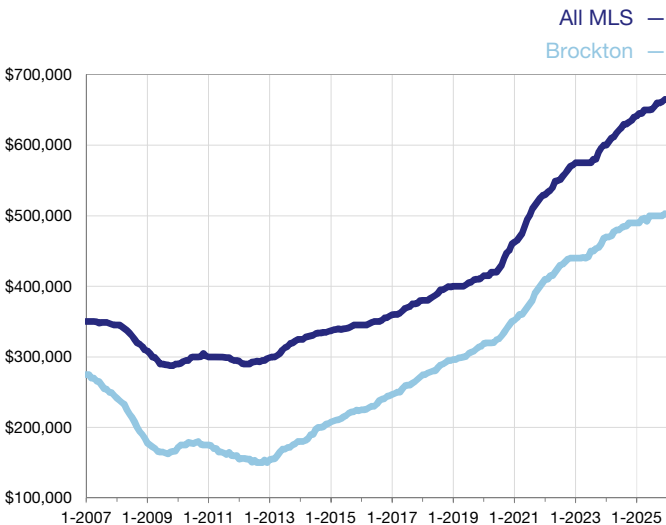
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 7 | 9 | + 28.6% | 29 | 26 | - 10.3% |
| Closed Sales | 6 | 5 | - 16.7% | 26 | 25 | - 3.8% |
| Median Sales Price* | \$270,000 | \$285,000 | + 5.6% | \$276,300 | \$267,000 | - 3.4% |
| Inventory of Homes for Sale | 16 | 19 | + 18.8% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 3.1 | + 55.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 54 | + 50.0% | 42 | 42 | 0.0% |
| Percent of Original List Price Received* | 97.9% | 96.4% | - 1.5% | 101.9% | 99.2% | - 2.6% |
| New Listings | 7 | 12 | + 71.4% | 42 | 42 | 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

