

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	20	10	- 50.0%
Closed Sales	3	0	- 100.0%	17	10	- 41.2%
Median Sales Price*	\$464,900	\$0	- 100.0%	\$489,900	\$425,000	- 13.2%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	4.2	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	68	0	- 100.0%	72	63	- 12.5%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	97.3%	94.8%	- 2.6%
New Listings	3	9	+ 200.0%	14	16	+ 14.3%

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

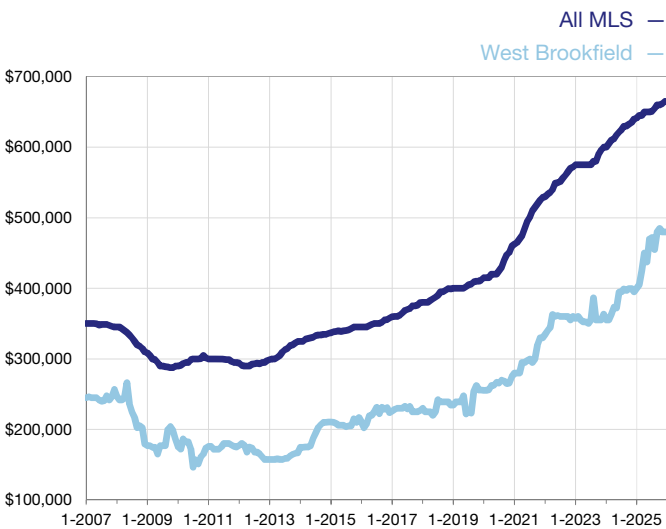
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	1	--
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	1	--

* 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

