

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brockton

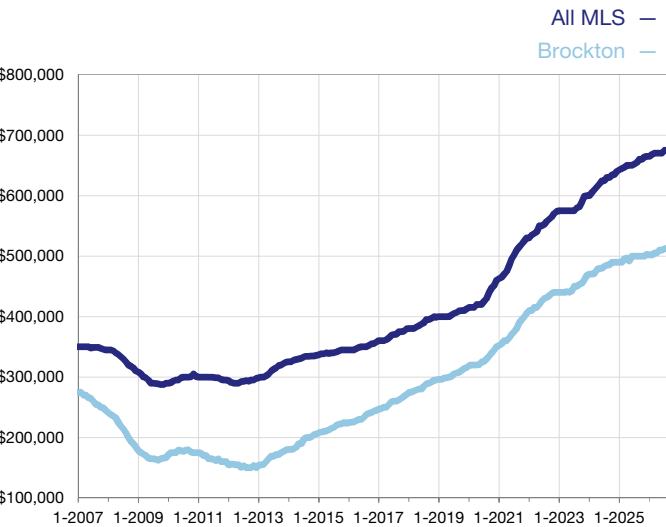
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	51	47	- 7.8%	365	364	- 0.3%
Closed Sales	48	49	+ 2.1%	375	335	- 10.7%
Median Sales Price*	\$492,500	\$510,000	+ 3.6%	\$500,000	\$515,000	+ 3.0%
Inventory of Homes for Sale	97	103	+ 6.2%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	35	36	+ 2.9%
Percent of Original List Price Received*	101.1%	100.7%	- 0.4%	101.2%	100.6%	- 0.6%
New Listings	54	64	+ 18.5%	449	471	+ 4.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	11	+ 175.0%	53	49	- 7.5%
Closed Sales	6	3	- 50.0%	57	42	- 26.3%
Median Sales Price*	\$266,450	\$250,000	- 6.2%	\$275,000	\$271,700	- 1.2%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	2.8	4.3	+ 53.6%	--	--	--
Cumulative Days on Market Until Sale	30	70	+ 133.3%	32	48	+ 50.0%
Percent of Original List Price Received*	95.7%	95.8%	+ 0.1%	100.2%	98.5%	- 1.7%
New Listings	10	12	+ 20.0%	77	83	+ 7.8%

* 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

