

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Brookfield

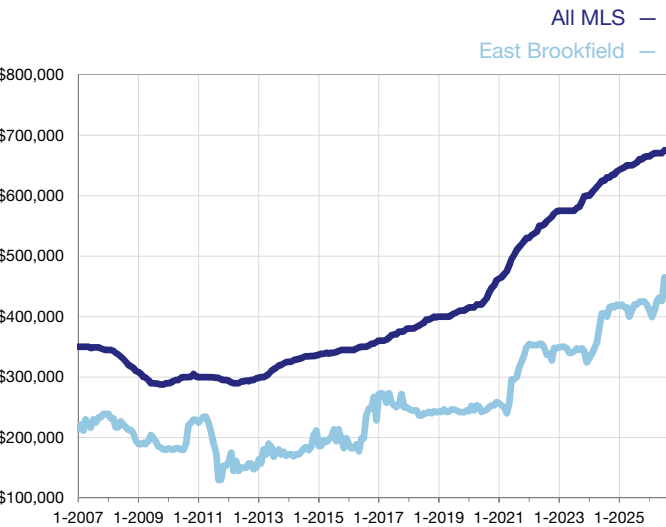
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	15	19	+ 26.7%
Closed Sales	2	5	+ 150.0%	14	21	+ 50.0%
Median Sales Price*	\$503,000	\$435,000	- 13.5%	\$429,000	\$480,000	+ 11.9%
Inventory of Homes for Sale	1	12	+ 1,100.0%	--	--	--
Months Supply of Inventory	0.5	3.8	+ 660.0%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	52	44	- 15.4%
Percent of Original List Price Received*	95.0%	101.1%	+ 6.4%	98.2%	98.5%	+ 0.3%
New Listings	1	7	+ 600.0%	13	29	+ 123.1%

* 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	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

