

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Brookfield

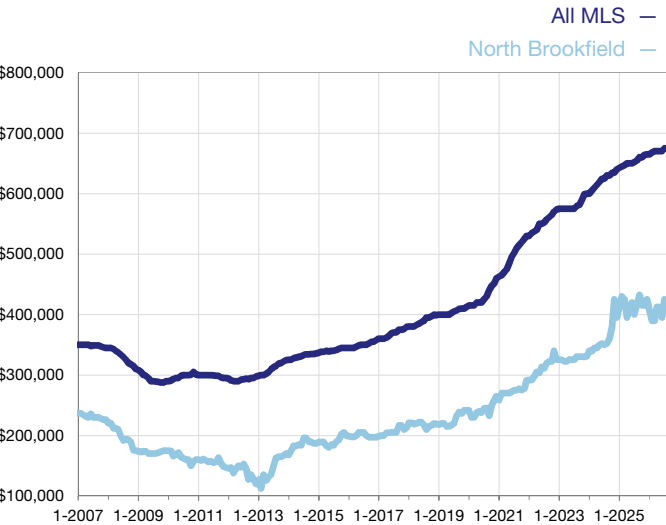
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				2	5	+ 150.0%	23	30	+ 30.4%
Closed Sales				2	6	+ 200.0%	28	27	- 3.6%
Median Sales Price*				\$450,000	\$420,000	- 6.7%	\$427,450	\$404,000	- 5.5%
Inventory of Homes for Sale				10	12	+ 20.0%	--	--	--
Months Supply of Inventory				2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale				23	79	+ 243.5%	50	46	- 8.0%
Percent of Original List Price Received*				100.0%	97.9%	- 2.1%	98.4%	99.7%	+ 1.3%
New Listings				6	8	+ 33.3%	27	43	+ 59.3%

* 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		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				1	0	- 100.0%	1	0	- 100.0%
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	--	1	0	- 100.0%

* 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

