

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Brookfield

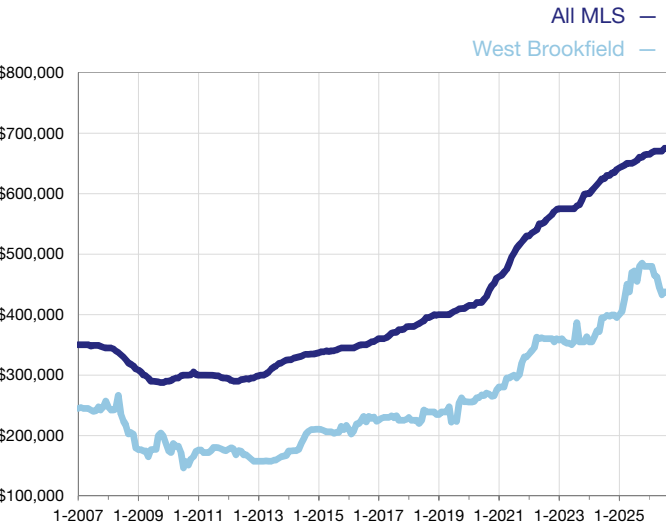
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	29	33	+ 13.8%
Closed Sales	1	1	0.0%	29	30	+ 3.4%
Median Sales Price*	\$445,000	\$622,222	+ 39.8%	\$480,000	\$405,000	- 15.6%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	5.7	3.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	112	+ 261.3%	59	46	- 22.0%
Percent of Original List Price Received*	98.9%	87.8%	- 11.2%	98.6%	97.6%	- 1.0%
New Listings	6	6	0.0%	37	47	+ 27.0%

* 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	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$380,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	35	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	100.0%	--
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

