Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Brockton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	48	**42**	- 12.5%	459	**438**	- 4.6%
Closed Sales	42	**40**	- 4.8%	471	**415**	- 11.9%
Median Sales Price*	$520,000	**$512,500**	- 1.4%	$505,000	**$515,000**	+ 2.0%
Inventory of Homes for Sale	103	**117**	+ 13.6%	--	--	--
Months Supply of Inventory	2.2	**2.8**	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	42	**46**	+ 9.5%	36	**37**	+ 2.8%
Percent of Original List Price Received*	99.3%	**98.4%**	- 0.9%	100.8%	**100.2%**	- 0.6%
New Listings	58	**49**	- 15.5%	568	**593**	+ 4.4%

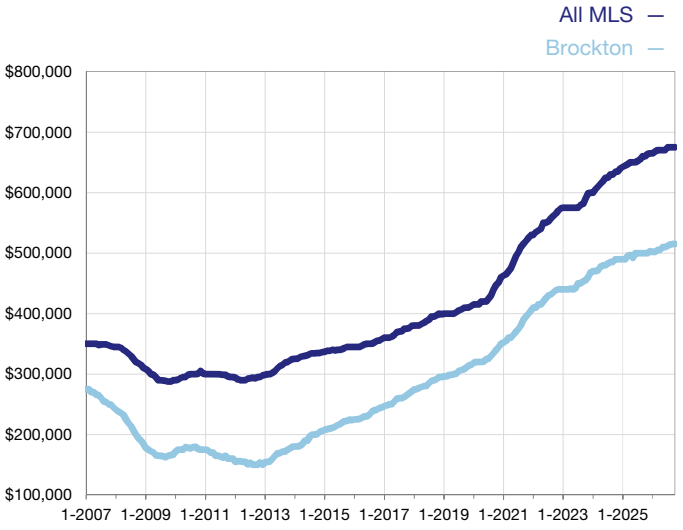
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

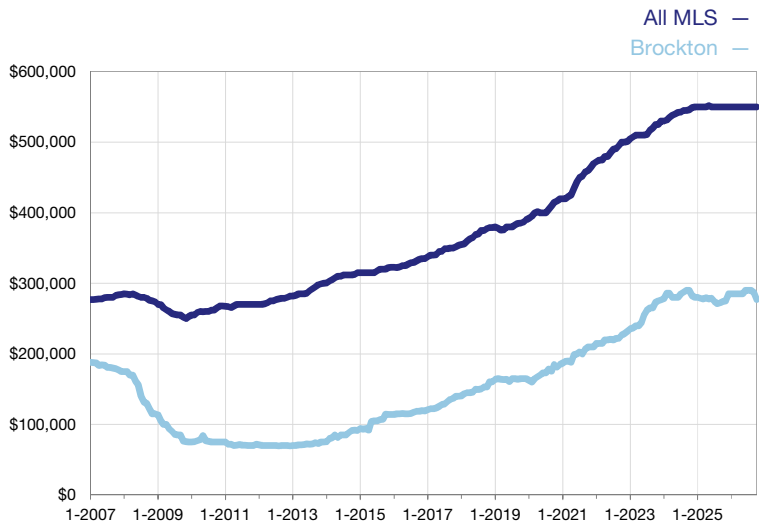
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**7**	+ 16.7%	65	**58**	- 10.8%
Closed Sales	5	**7**	+ 40.0%	67	**57**	- 14.9%
Median Sales Price*	$350,000	**$275,000**	- 21.4%	$275,600	**$270,000**	- 2.0%
Inventory of Homes for Sale	21	**26**	+ 23.8%	--	--	--
Months Supply of Inventory	3.2	**4.5**	+ 40.6%	--	--	--
Cumulative Days on Market Until Sale	36	**42**	+ 16.7%	32	**48**	+ 50.0%
Percent of Original List Price Received*	102.6%	**98.2%**	- 4.3%	100.3%	**98.6%**	- 1.7%
New Listings	8	**7**	- 12.5%	94	**103**	+ 9.6%

* 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



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