Local Market Update – October 2026

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

North Brookfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**5**	0.0%	31	**39**	+ 25.8%
Closed Sales	5	**5**	0.0%	35	**37**	+ 5.7%
Median Sales Price*	$383,000	**$445,000**	+ 16.2%	$415,000	**$410,000**	- 1.2%
Inventory of Homes for Sale	11	**14**	+ 27.3%	--	--	--
Months Supply of Inventory	2.9	**3.3**	+ 13.8%	--	--	--
Cumulative Days on Market Until Sale	23	**39**	+ 69.6%	50	**42**	- 16.0%
Percent of Original List Price Received*	98.4%	**101.3%**	+ 2.9%	98.1%	**99.6%**	+ 1.5%
New Listings	5	**7**	+ 40.0%	38	**57**	+ 50.0%

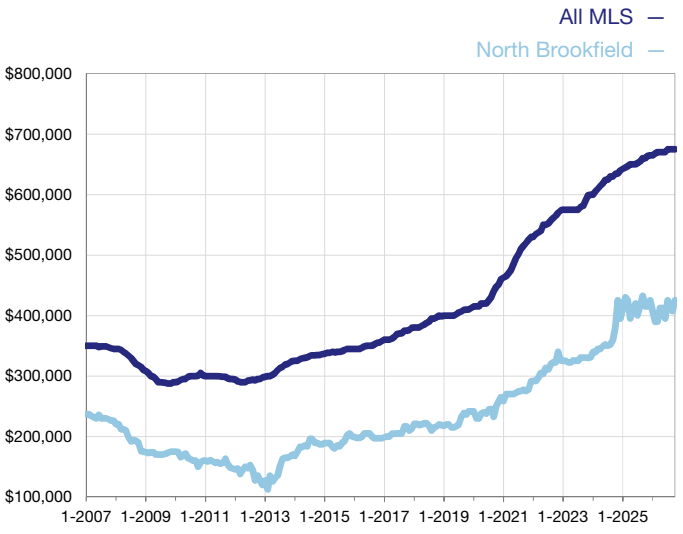
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

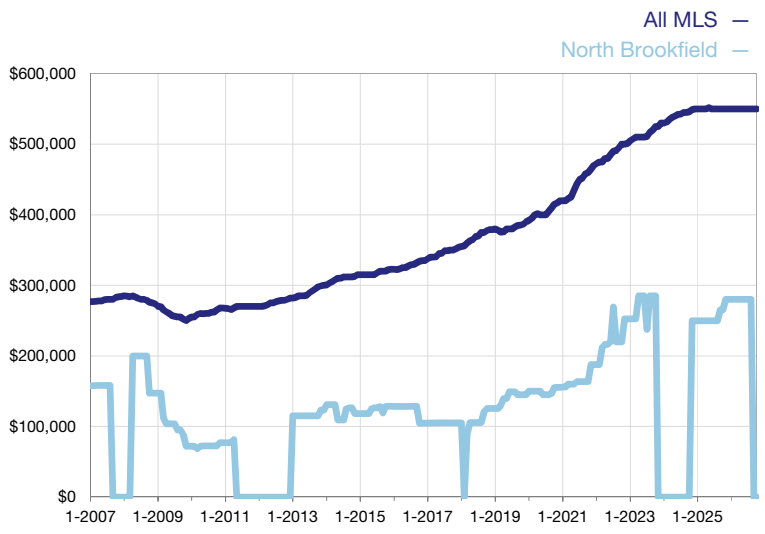
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$280,000	**$0**	- 100.0%
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	31	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	93.6%	**0.0%**	- 100.0%
New Listings	0	**0**	--	1	**1**	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



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