Local Market Update – October 2026

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

West Brookfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	35	**42**	+ 20.0%
Closed Sales	4	**8**	+ 100.0%	37	**43**	+ 16.2%
Median Sales Price*	$485,000	**$422,500**	- 12.9%	$489,900	**$415,000**	- 15.3%
Inventory of Homes for Sale	15	**20**	+ 33.3%	--	--	--
Months Supply of Inventory	4.6	**4.7**	+ 2.2%	--	--	--
Cumulative Days on Market Until Sale	47	**49**	+ 4.3%	54	**45**	- 16.7%
Percent of Original List Price Received*	99.9%	**94.1%**	- 5.8%	98.6%	**97.3%**	- 1.3%
New Listings	5	**7**	+ 40.0%	46	**63**	+ 37.0%

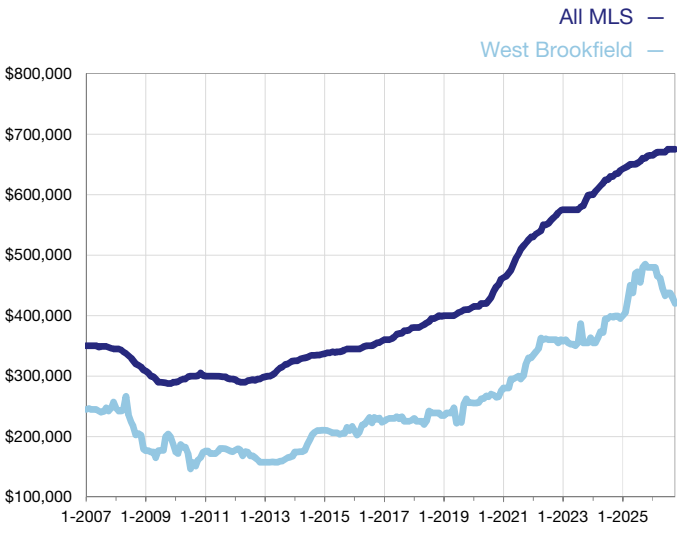
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

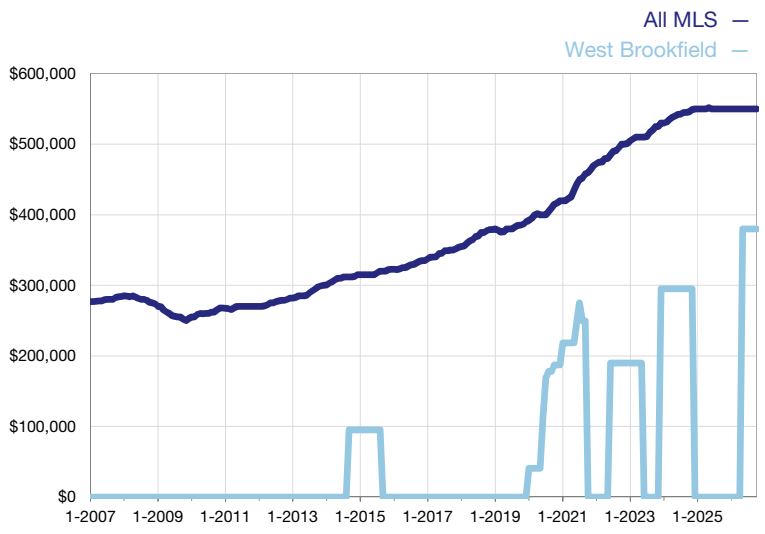
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**1**	--
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$380,000**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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



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