

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	7	15	+ 114.3%	98	111	+ 13.3%
Closed Sales	16	14	- 12.5%	104	100	- 3.8%
Median Sales Price*	\$298,750	\$367,500	+ 23.0%	\$315,000	\$334,450	+ 6.2%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	40	36	- 10.0%
Percent of Original List Price Received*	100.2%	101.3%	+ 1.1%	99.4%	101.0%	+ 1.6%
New Listings	21	25	+ 19.0%	121	135	+ 11.6%

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

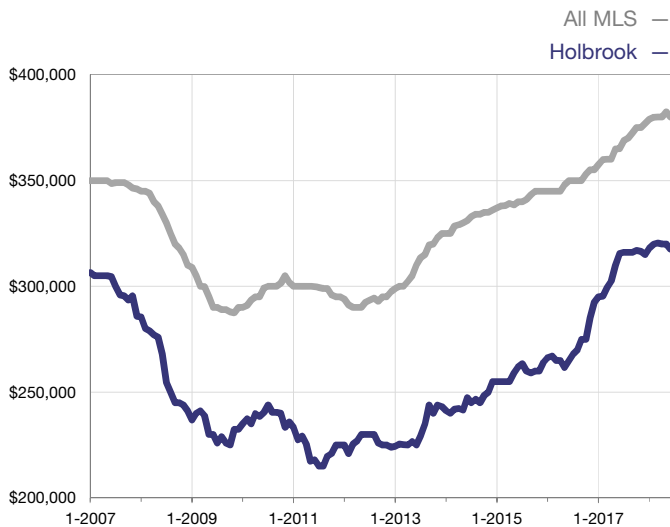
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	1	--	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$204,000	\$0	- 100.0%	\$205,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	20	0	- 100.0%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	101.4%	0.0%	- 100.0%
New Listings	0	0	--	5	1	- 80.0%

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

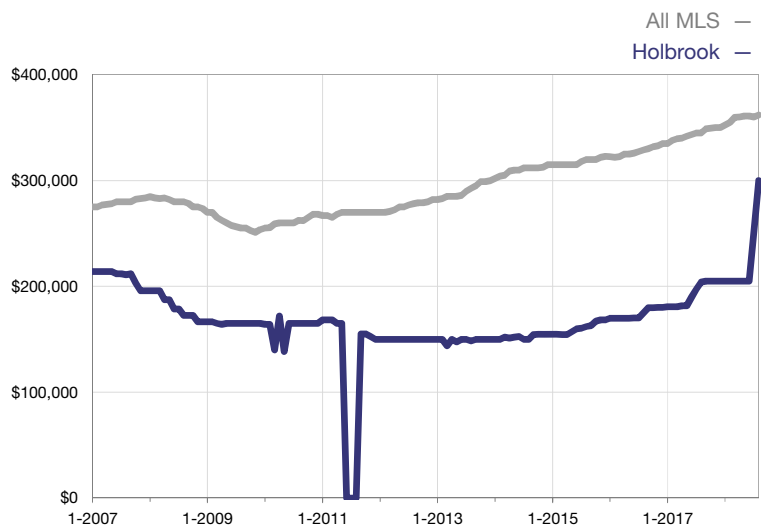
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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