

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	13	+ 44.4%	26	24	- 7.7%
Closed Sales	12	5	- 58.3%	27	20	- 25.9%
Median Sales Price*	\$387,500	\$430,000	+ 11.0%	\$363,500	\$429,500	+ 18.2%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	47	31	- 34.0%	48	26	- 45.8%
Percent of Original List Price Received*	101.7%	102.1%	+ 0.4%	100.3%	100.3%	0.0%
New Listings	13	13	0.0%	28	20	- 28.6%

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

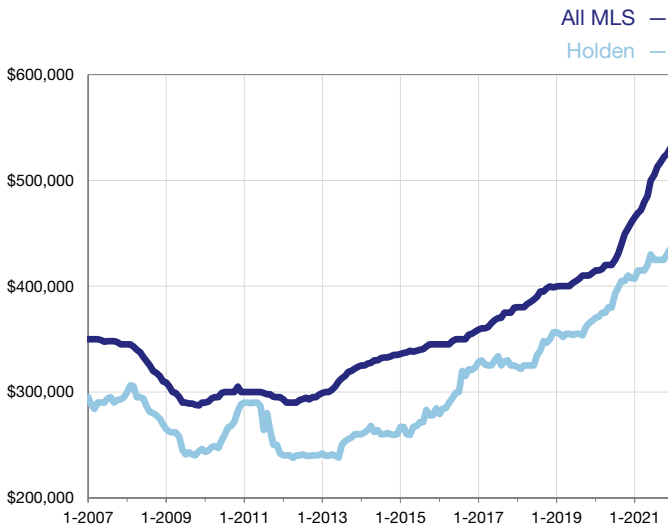
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	8	3	- 62.5%
Closed Sales	2	1	- 50.0%	6	2	- 66.7%
Median Sales Price*	\$330,000	\$205,000	- 37.9%	\$260,000	\$207,500	- 20.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	71	7	- 90.1%	42	12	- 71.4%
Percent of Original List Price Received*	92.6%	108.0%	+ 16.6%	97.9%	106.5%	+ 8.8%
New Listings	1	3	+ 200.0%	3	7	+ 133.3%

* 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

