

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	20	0.0%	68	59	- 13.2%
Closed Sales	11	16	+ 45.5%	56	50	- 10.7%
Median Sales Price*	\$540,000	\$437,500	- 19.0%	\$408,450	\$435,000	+ 6.5%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	38	29	- 23.7%
Percent of Original List Price Received*	106.4%	106.6%	+ 0.2%	101.8%	103.8%	+ 2.0%
New Listings	28	24	- 14.3%	80	63	- 21.3%

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

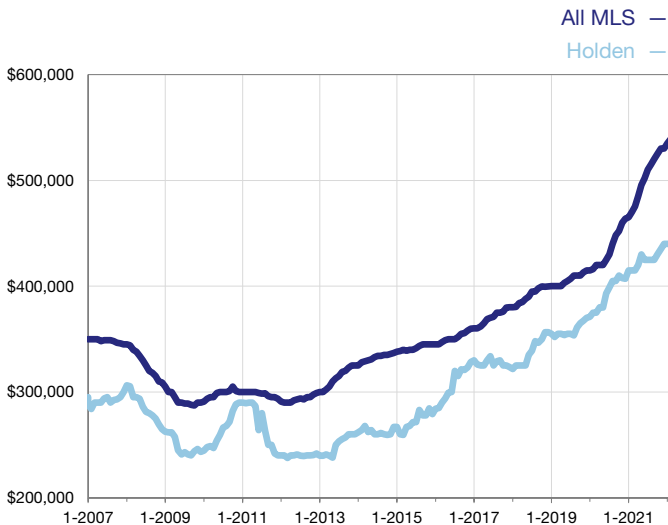
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	10	9	- 10.0%
Closed Sales	0	1	--	10	6	- 40.0%
Median Sales Price*	\$0	\$215,000	--	\$312,500	\$245,000	- 21.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	37	37	0.0%
Percent of Original List Price Received*	0.0%	102.4%	--	99.2%	105.0%	+ 5.8%
New Listings	3	1	- 66.7%	7	13	+ 85.7%

* 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

