

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	8	+ 33.3%	124	111	- 10.5%
Closed Sales	7	8	+ 14.3%	139	105	- 24.5%
Median Sales Price*	\$427,000	\$449,950	+ 5.4%	\$435,000	\$479,900	+ 10.3%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	23	23	0.0%
Percent of Original List Price Received*	103.1%	99.2%	- 3.8%	104.5%	102.0%	- 2.4%
New Listings	5	10	+ 100.0%	141	136	- 3.5%

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

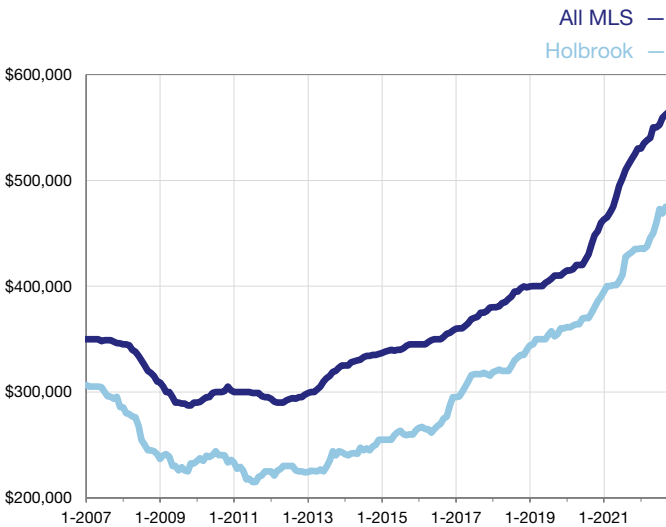
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	6	6	0.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Median Sales Price*	\$388,000	\$305,000	- 21.4%	\$275,000	\$307,500	+ 11.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	17	+ 21.4%	20	25	+ 25.0%
Percent of Original List Price Received*	97.2%	105.2%	+ 8.2%	102.1%	102.3%	+ 0.2%
New Listings	0	0	--	8	7	- 12.5%

* 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

