

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	4	- 71.4%	271	203	- 25.1%
Closed Sales	19	15	- 21.1%	277	216	- 22.0%
Median Sales Price*	\$439,900	<b>\$477,000</b>	+ 8.4%	\$435,000	<b>\$451,750</b>	+ 3.9%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	27	23	- 14.8%
Percent of Original List Price Received*	101.2%	100.7%	- 0.5%	103.0%	103.7%	+ 0.7%
New Listings	9	1	- 88.9%	297	224	- 24.6%

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

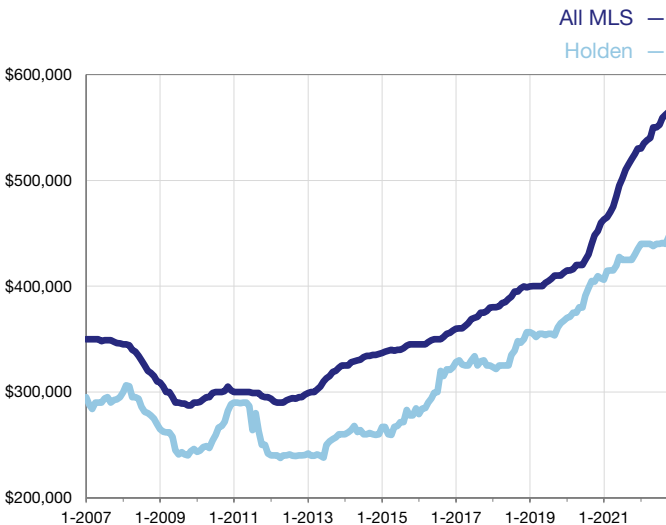
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	38	31	- 18.4%
Closed Sales	3	6	+ 100.0%	39	31	- 20.5%
Median Sales Price*	\$285,000	<b>\$282,000</b>	- 1.1%	\$275,000	<b>\$352,000</b>	+ 28.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	54	23	- 57.4%	43	25	- 41.9%
Percent of Original List Price Received*	94.2%	98.5%	+ 4.6%	101.2%	103.9%	+ 2.7%
New Listings	0	0	--	33	39	+ 18.2%

\* 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

