

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	15	3	- 80.0%	15	3	- 80.0%
Median Sales Price*	\$429,000	\$482,000	+ 12.4%	\$429,000	\$482,000	+ 12.4%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	25	24	- 4.0%
Percent of Original List Price Received*	99.6%	102.0%	+ 2.4%	99.6%	102.0%	+ 2.4%
New Listings	7	12	+ 71.4%	7	12	+ 71.4%

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

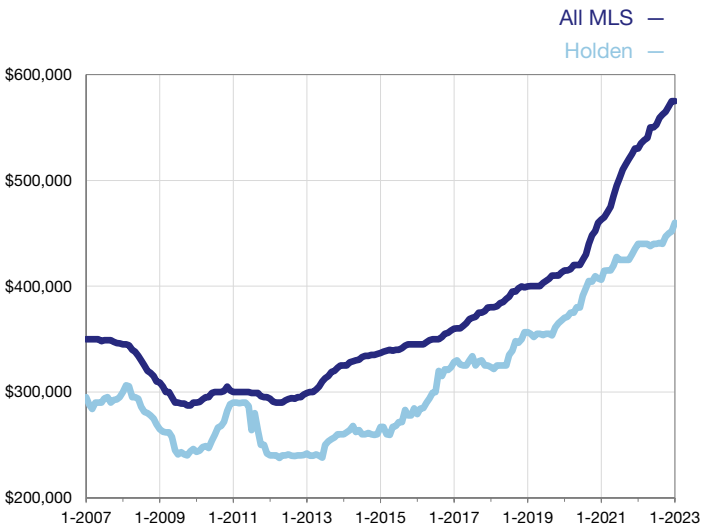
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$210,000	\$250,000	+ 19.0%	\$210,000	\$250,000	+ 19.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	16	41	+ 156.3%	16	41	+ 156.3%
Percent of Original List Price Received*	105.1%	100.0%	- 4.9%	105.1%	100.0%	- 4.9%
New Listings	4	6	+ 50.0%	4	6	+ 50.0%

* 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

