

Local Market Update – June 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	23	36	+ 56.5%	142	178	+ 25.4%
Closed Sales	34	44	+ 29.4%	128	135	+ 5.5%
Median Sales Price*	\$370,000	\$357,500	- 3.4%	\$342,250	\$350,000	+ 2.3%
Inventory of Homes for Sale	64	64	0.0%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 27.3%	67	59	- 11.9%
Percent of Original List Price Received*	98.6%	99.5%	+ 0.9%	98.5%	98.2%	- 0.3%
New Listings	33	40	+ 21.2%	180	238	+ 32.2%

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

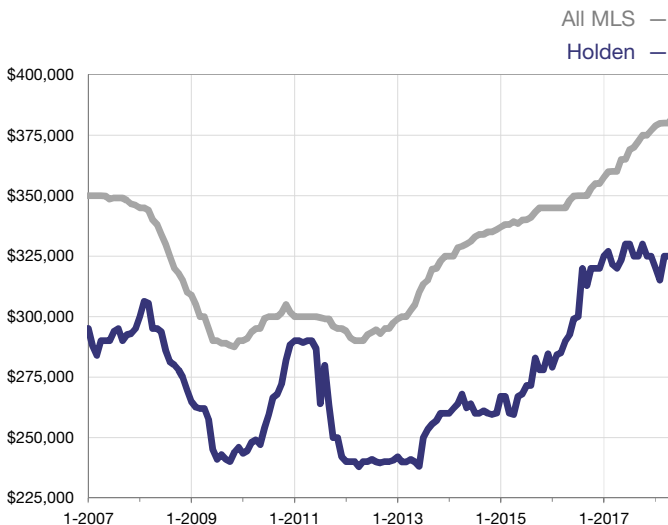
Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	7	+ 75.0%	24	27	+ 12.5%
Closed Sales	3	7	+ 133.3%	25	23	- 8.0%
Median Sales Price*	\$192,500	\$264,900	+ 37.6%	\$196,500	\$237,500	+ 20.9%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	78	34	- 56.4%	60	86	+ 43.3%
Percent of Original List Price Received*	95.0%	99.8%	+ 5.1%	96.5%	97.6%	+ 1.1%
New Listings	5	7	+ 40.0%	33	28	- 15.2%

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

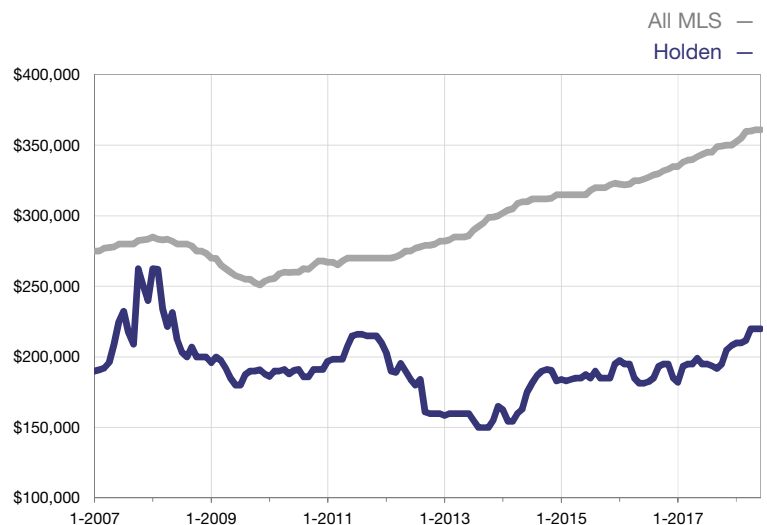
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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