

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	13	+ 8.3%	92	98	+ 6.5%
Closed Sales	12	24	+ 100.0%	85	94	+ 10.6%
Median Sales Price*	\$372,500	\$385,000	+ 3.4%	\$330,000	\$352,000	+ 6.7%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.0%	39	42	+ 7.7%
Percent of Original List Price Received*	102.1%	98.1%	- 3.9%	100.5%	99.2%	- 1.3%
New Listings	11	17	+ 54.5%	109	123	+ 12.8%

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

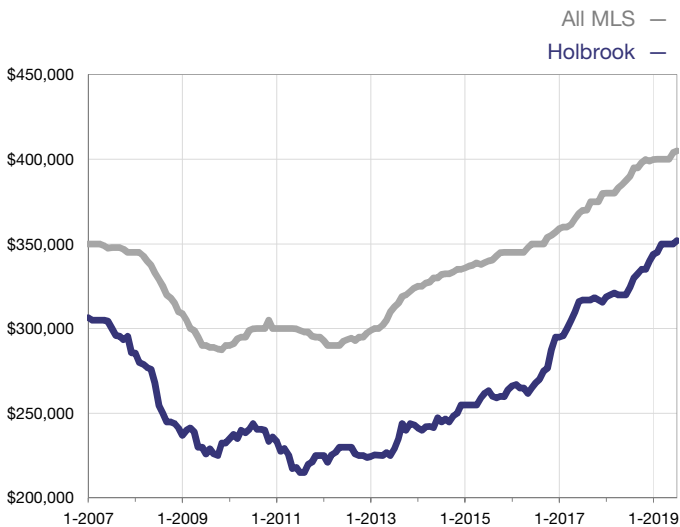
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	2	--	0	16	--
Closed Sales	0	10	--	0	12	--
Median Sales Price*	\$0	\$309,900	--	\$0	\$279,900	--
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	0	28	--
Percent of Original List Price Received*	0.0%	103.1%	--	0.0%	102.2%	--
New Listings	1	0	- 100.0%	1	21	+ 2,000.0%

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

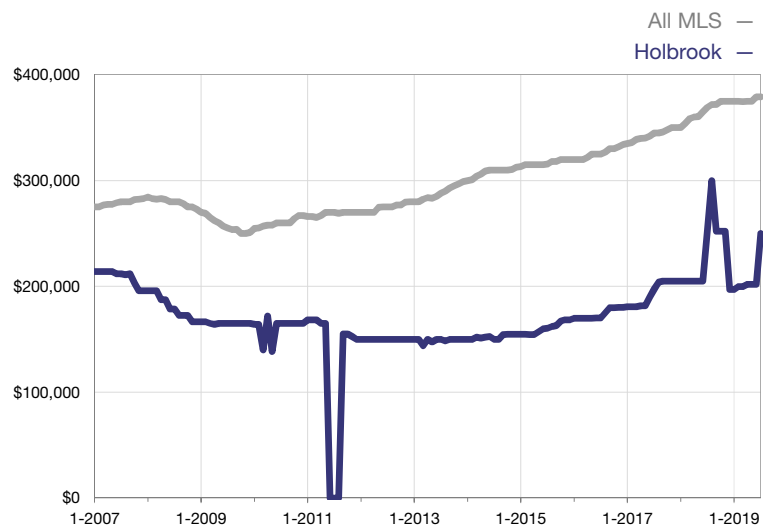
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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