

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	25	+ 4.2%	197	191	- 3.0%
Closed Sales	35	34	- 2.9%	170	170	0.0%
Median Sales Price*	\$348,000	\$373,500	+ 7.3%	\$349,000	\$349,000	0.0%
Inventory of Homes for Sale	66	45	- 31.8%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	64	58	- 9.4%	60	60	0.0%
Percent of Original List Price Received*	98.5%	98.1%	- 0.4%	98.4%	97.9%	- 0.5%
New Listings	26	27	+ 3.8%	263	218	- 17.1%

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

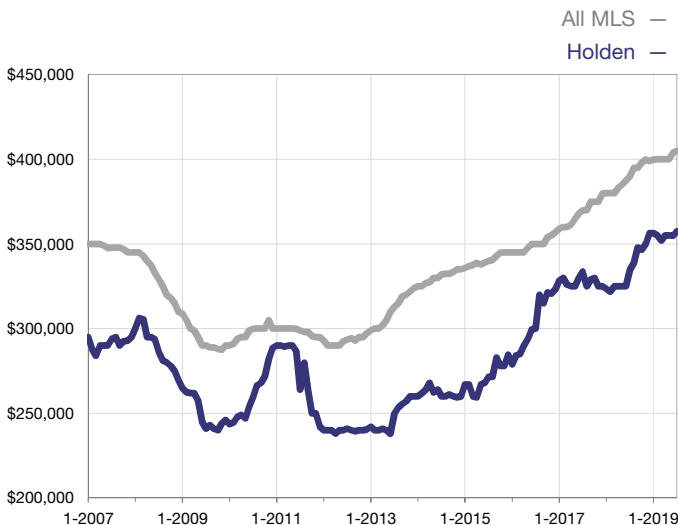
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	3	+ 50.0%	28	18	- 35.7%
Closed Sales	2	3	+ 50.0%	25	18	- 28.0%
Median Sales Price*	\$192,500	\$199,900	+ 3.8%	\$234,400	\$241,200	+ 2.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	21	109	+ 419.0%	81	68	- 16.0%
Percent of Original List Price Received*	100.1%	99.6%	- 0.5%	97.8%	98.9%	+ 1.1%
New Listings	6	3	- 50.0%	34	23	- 32.4%

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

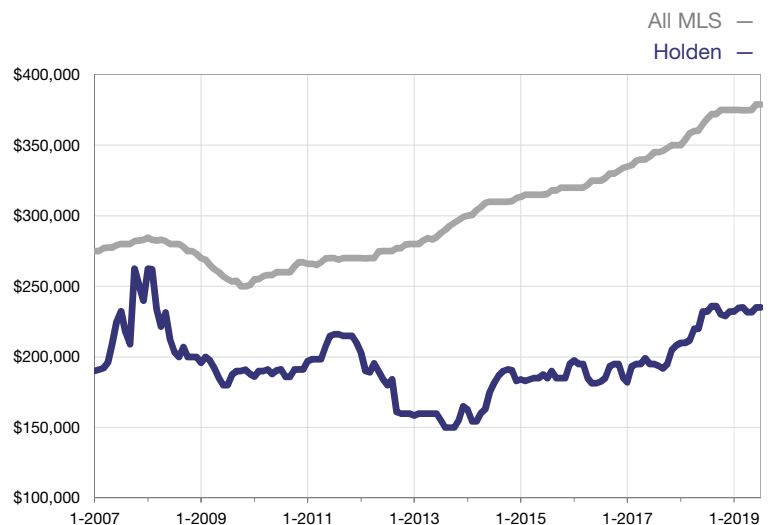
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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