

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	21	+ 90.9%	96	88	- 8.3%
Closed Sales	24	17	- 29.2%	95	77	- 18.9%
Median Sales Price*	\$385,000	\$375,000	- 2.6%	\$354,000	\$375,000	+ 5.9%
Inventory of Homes for Sale	31	10	- 67.7%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	36	49	+ 36.1%	41	43	+ 4.9%
Percent of Original List Price Received*	98.1%	101.0%	+ 3.0%	99.2%	99.8%	+ 0.6%
New Listings	17	21	+ 23.5%	123	102	- 17.1%

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

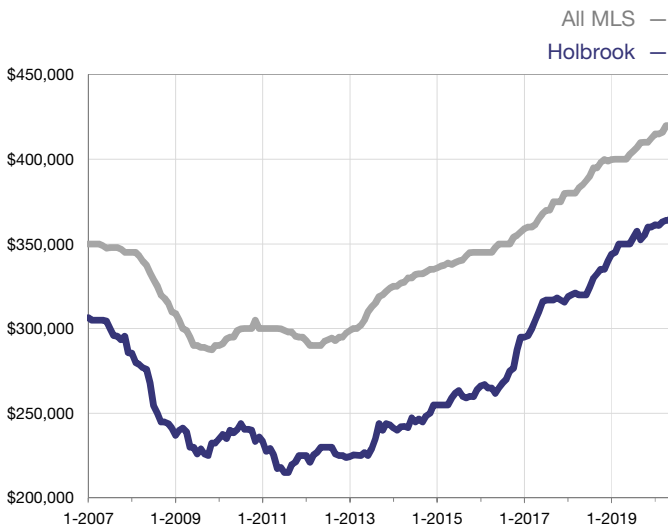
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	15	1	- 93.3%
Closed Sales	10	1	- 90.0%	12	2	- 83.3%
Median Sales Price*	\$309,900	\$221,000	- 28.7%	\$279,900	\$275,450	- 1.6%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	7	- 74.1%	28	148	+ 428.6%
Percent of Original List Price Received*	103.1%	105.2%	+ 2.0%	102.2%	105.8%	+ 3.5%
New Listings	0	0	--	21	1	- 95.2%

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

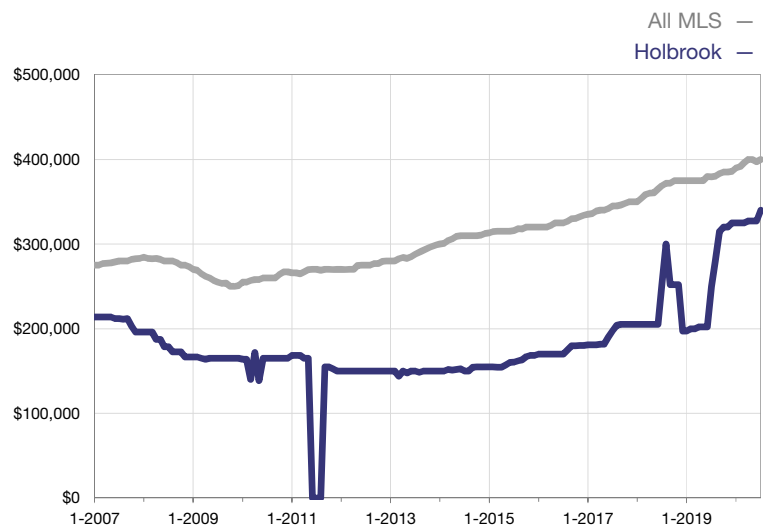
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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