

# Local Market Update – February 2021

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## Holbrook

### Single-Family Properties

| Key Metrics                              | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 10        | 10               | 0.0%    | 15           | 19               | + 26.7% |
| Closed Sales                             | 9         | 13               | + 44.4% | 22           | 27               | + 22.7% |
| Median Sales Price*                      | \$328,000 | <b>\$411,500</b> | + 25.5% | \$367,000    | <b>\$411,500</b> | + 12.1% |
| Inventory of Homes for Sale              | 13        | 4                | - 69.2% | --           | --               | --      |
| Months Supply of Inventory               | 1.0       | 0.3              | - 70.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 61        | 37               | - 39.3% | 69           | 32               | - 53.6% |
| Percent of Original List Price Received* | 96.7%     | <b>103.6%</b>    | + 7.1%  | 96.1%        | <b>102.3%</b>    | + 6.5%  |
| New Listings                             | 12        | 7                | - 41.7% | 22           | 21               | - 4.5%  |

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

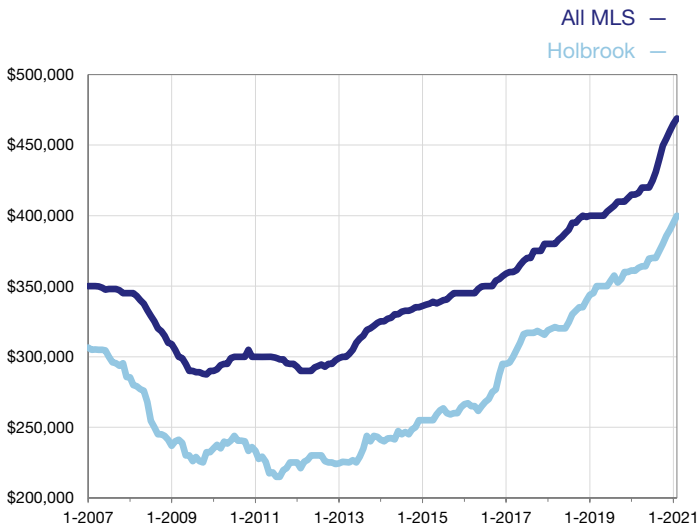
### Condominium Properties

| Key Metrics                              | February |             |       | Year to Date |             |       |
|--|----------|-------------|-------|--------------|-------------|-------|
|  | 2020     | 2021        | + / - | 2020         | 2021        | + / - |
| Pending Sales                            | 0        | 0           | --    | 0            | 2           | --    |
| Closed Sales                             | 0        | 0           | --    | 0            | 0           | --    |
| Median Sales Price*                      | \$0      | <b>\$0</b>  | --    | \$0          | <b>\$0</b>  | --    |
| Inventory of Homes for Sale              | 0        | 0           | --    | --           | --          | --    |
| Months Supply of Inventory               | 0.0      | 0.0         | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0        | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0%     | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| New Listings                             | 0        | 0           | --    | 0            | 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

