

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	9	- 30.8%	34	38	+ 11.8%
Closed Sales	6	12	+ 100.0%	34	45	+ 32.4%
Median Sales Price*	\$353,000	\$420,250	+ 19.1%	\$365,000	\$425,000	+ 16.4%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	53	30	- 43.4%
Percent of Original List Price Received*	104.6%	102.4%	- 2.1%	98.7%	102.1%	+ 3.4%
New Listings	8	16	+ 100.0%	48	48	0.0%

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

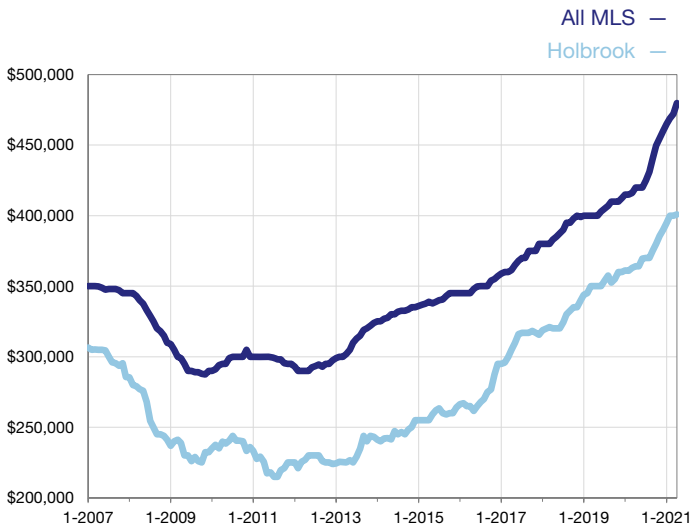
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$329,900	\$255,000	- 22.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	288	11	- 96.2%
Percent of Original List Price Received*	0.0%	0.0%	--	106.5%	101.0%	- 5.2%
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

