

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	22	+ 22.2%	68	72	+ 5.9%
Closed Sales	8	11	+ 37.5%	53	54	+ 1.9%
Median Sales Price*	\$445,000	\$540,000	+ 21.3%	\$370,000	\$397,500	+ 7.4%
Inventory of Homes for Sale	38	12	- 68.4%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	90	25	- 72.2%	87	38	- 56.3%
Percent of Original List Price Received*	100.1%	106.4%	+ 6.3%	96.9%	101.8%	+ 5.1%
New Listings	17	28	+ 64.7%	79	81	+ 2.5%

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

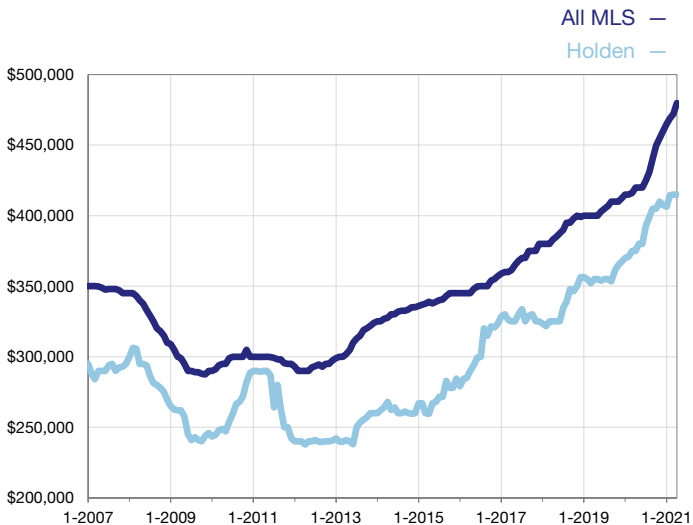
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	1	- 66.7%	14	9	- 35.7%
Closed Sales	3	0	- 100.0%	12	10	- 16.7%
Median Sales Price*	\$350,000	\$0	- 100.0%	\$245,000	\$312,500	+ 27.6%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	38	0	- 100.0%	50	37	- 26.0%
Percent of Original List Price Received*	95.4%	0.0%	- 100.0%	96.4%	99.2%	+ 2.9%
New Listings	1	3	+ 200.0%	22	6	- 72.7%

\* 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

