

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	17	- 15.0%	54	55	+ 1.9%
Closed Sales	5	8	+ 60.0%	39	55	+ 41.0%
Median Sales Price*	\$375,000	\$382,500	+ 2.0%	\$365,000	\$425,000	+ 16.4%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	49	28	- 42.9%
Percent of Original List Price Received*	99.9%	105.7%	+ 5.8%	98.9%	102.8%	+ 3.9%
New Listings	21	16	- 23.8%	69	64	- 7.2%

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

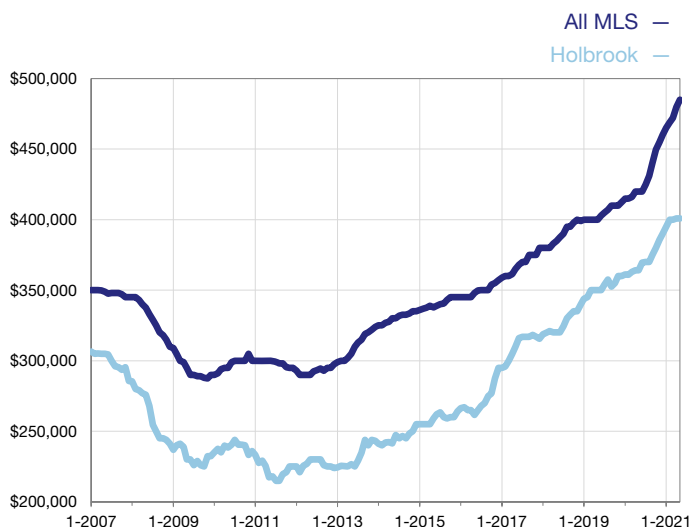
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	3	--
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	1	--	0	3	--

* 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

