

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	14	+ 75.0%	118	105	- 11.0%
Closed Sales	9	9	0.0%	132	97	- 26.5%
Median Sales Price*	\$433,000	\$529,900	+ 22.4%	\$436,600	\$480,000	+ 9.9%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	22	24	+ 9.1%
Percent of Original List Price Received*	104.7%	96.8%	- 7.5%	104.5%	102.2%	- 2.2%
New Listings	6	15	+ 150.0%	136	126	- 7.4%

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

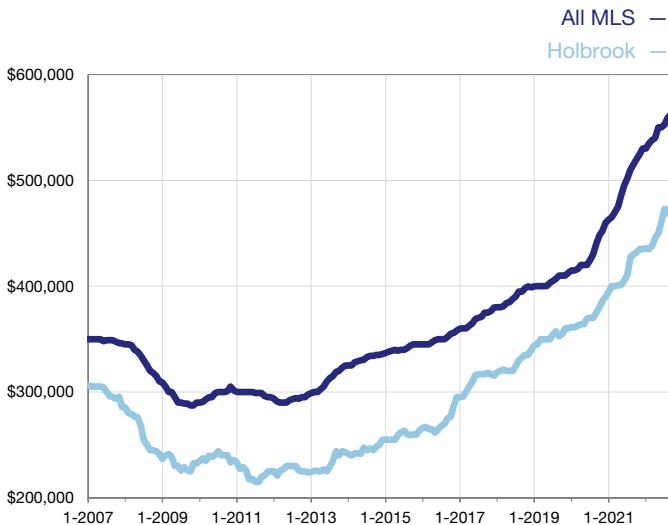
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	6	6	0.0%
Closed Sales	0	0	--	5	5	0.0%
Median Sales Price*	\$0	\$0	--	\$265,000	\$310,000	+ 17.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	27	+ 28.6%
Percent of Original List Price Received*	0.0%	0.0%	--	103.1%	101.7%	- 1.4%
New Listings	1	2	+ 100.0%	8	7	- 12.5%

* 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

