

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	16	- 15.8%	257	199	- 22.6%
Closed Sales	26	20	- 23.1%	258	201	- 22.1%
Median Sales Price*	\$426,000	\$513,500	+ 20.5%	\$433,500	\$451,000	+ 4.0%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	27	23	- 14.8%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	103.1%	103.9%	+ 0.8%
New Listings	13	13	0.0%	288	223	- 22.6%

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

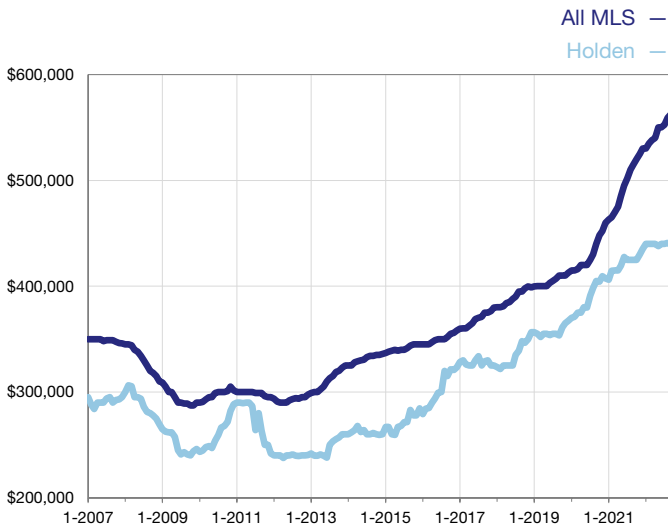
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	8	--	36	31	- 13.9%
Closed Sales	2	2	0.0%	36	25	- 30.6%
Median Sales Price*	\$361,200	\$379,000	+ 4.9%	\$273,950	\$405,000	+ 47.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 36.7%	43	26	- 39.5%
Percent of Original List Price Received*	97.5%	104.3%	+ 7.0%	101.8%	105.2%	+ 3.3%
New Listings	2	2	0.0%	33	39	+ 18.2%

* 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

