

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	16	+ 300.0%	7	27	+ 285.7%
Closed Sales	2	13	+ 550.0%	8	23	+ 187.5%
Median Sales Price*	\$342,500	\$450,000	+ 31.4%	\$362,450	\$430,000	+ 18.6%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	15	47	+ 213.3%	19	39	+ 105.3%
Percent of Original List Price Received*	93.3%	98.8%	+ 5.9%	103.7%	99.6%	- 4.0%
New Listings	6	9	+ 50.0%	12	15	+ 25.0%

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

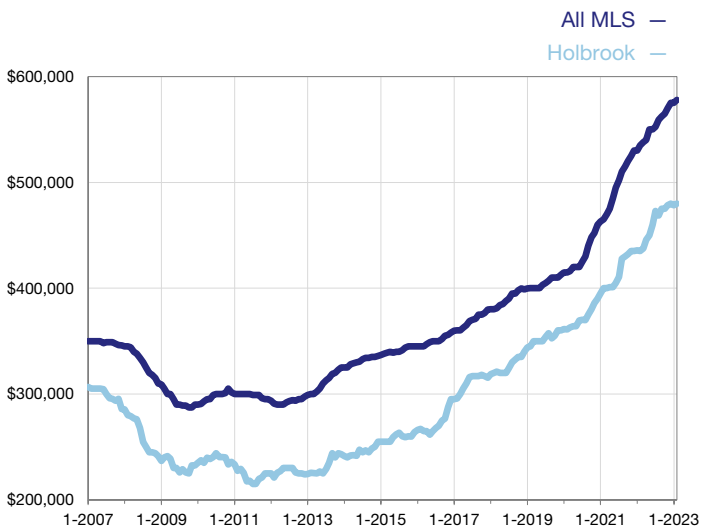
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$430,000	\$0	- 100.0%	\$430,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	48	0	- 100.0%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	95.6%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	2	+ 100.0%

\* 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

