

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	21	18	- 14.3%
Closed Sales	6	3	- 50.0%	21	6	- 71.4%
Median Sales Price*	\$485,000	\$320,000	- 34.0%	\$430,000	\$435,500	+ 1.3%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	14	- 50.0%	26	19	- 26.9%
Percent of Original List Price Received*	103.2%	100.1%	- 3.0%	100.7%	101.1%	+ 0.4%
New Listings	13	7	- 46.2%	20	19	- 5.0%

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

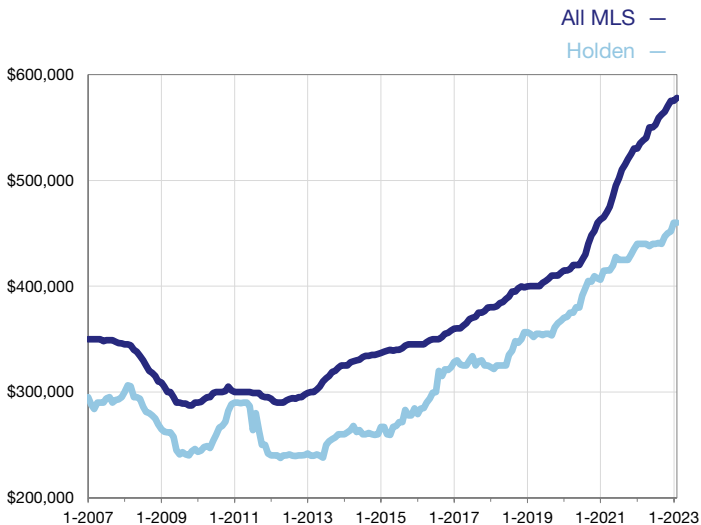
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	3	5	+ 66.7%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$205,000	\$327,400	+ 59.7%	\$207,500	\$250,000	+ 20.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	7	95	+ 1,257.1%	12	77	+ 541.7%
Percent of Original List Price Received*	108.0%	100.0%	- 7.4%	106.5%	100.0%	- 6.1%
New Listings	3	1	- 66.7%	7	7	0.0%

* 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

