

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	36	30	- 16.7%
Closed Sales	13	9	- 30.8%	34	15	- 55.9%
Median Sales Price*	\$500,000	\$400,000	- 20.0%	\$432,500	\$400,000	- 7.5%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	24	65	+ 170.8%	25	47	+ 88.0%
Percent of Original List Price Received*	105.5%	101.4%	- 3.9%	102.5%	101.3%	- 1.2%
New Listings	20	18	- 10.0%	40	37	- 7.5%

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

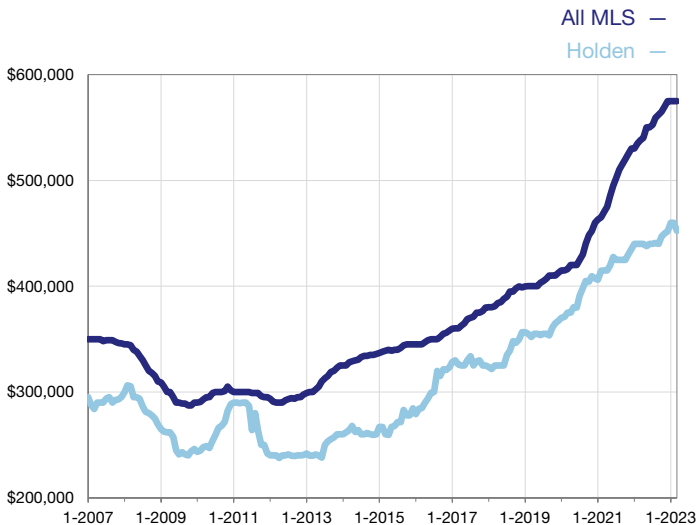
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	8	5	- 37.5%
Closed Sales	3	2	- 33.3%	5	5	0.0%
Median Sales Price*	\$352,000	\$425,995	+ 21.0%	\$275,000	\$342,000	+ 24.4%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.7	+ 466.7%	--	--	--
Cumulative Days on Market Until Sale	64	19	- 70.3%	43	53	+ 23.3%
Percent of Original List Price Received*	104.8%	107.0%	+ 2.1%	105.5%	102.8%	- 2.6%
New Listings	5	3	- 40.0%	12	10	- 16.7%

* 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

