

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	13	+ 85.7%	24	43	+ 79.2%
Closed Sales	7	13	+ 85.7%	25	41	+ 64.0%
Median Sales Price*	\$565,000	\$530,000	- 6.2%	\$480,000	\$450,000	- 6.3%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	10	56	+ 460.0%	18	46	+ 155.6%
Percent of Original List Price Received*	106.1%	100.0%	- 5.7%	104.5%	99.5%	- 4.8%
New Listings	20	12	- 40.0%	39	37	- 5.1%

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

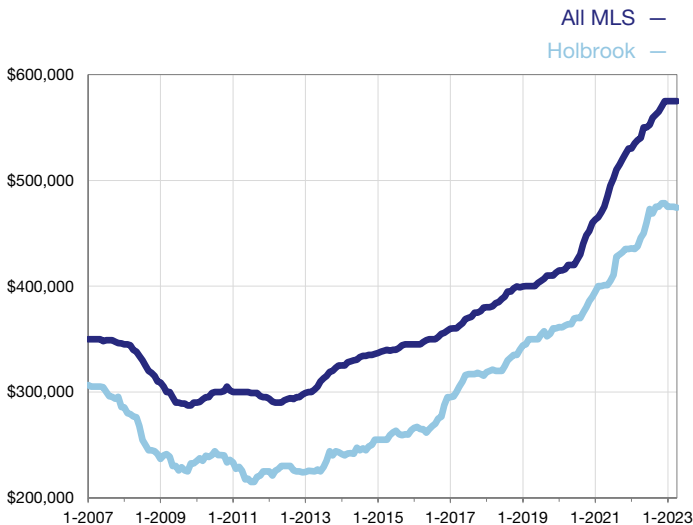
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	7	+ 133.3%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$287,500	\$443,199	+ 54.2%	\$358,750	\$443,199	+ 23.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	26	56	+ 115.4%	37	56	+ 51.4%
Percent of Original List Price Received*	103.0%	100.7%	- 2.2%	99.3%	100.7%	+ 1.4%
New Listings	1	0	- 100.0%	2	7	+ 250.0%

\* 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

