

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	54	41	- 24.1%
Closed Sales	16	11	- 31.3%	50	27	- 46.0%
Median Sales Price*	\$437,500	\$410,000	- 6.3%	\$435,000	\$410,000	- 5.7%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	37	28	- 24.3%	29	41	+ 41.4%
Percent of Original List Price Received*	106.6%	101.0%	- 5.3%	103.8%	101.0%	- 2.7%
New Listings	24	11	- 54.2%	64	48	- 25.0%

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

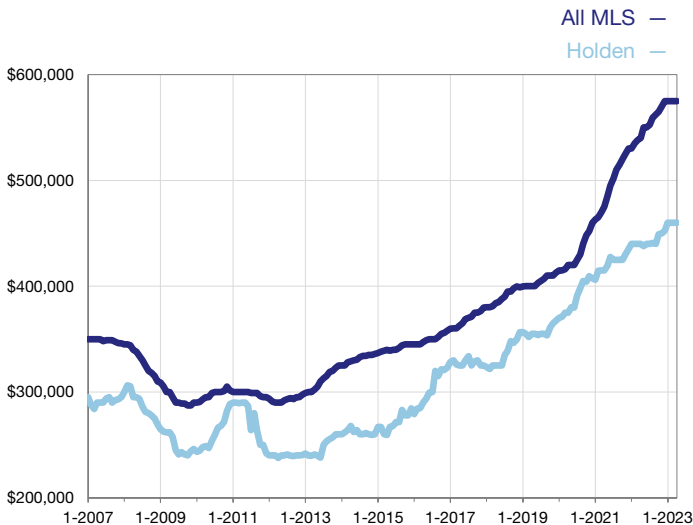
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	9	6	- 33.3%
Closed Sales	1	0	- 100.0%	6	5	- 16.7%
Median Sales Price*	\$215,000	\$0	- 100.0%	\$245,000	\$342,000	+ 39.6%
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	5	0	- 100.0%	37	53	+ 43.2%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	105.0%	102.8%	- 2.1%
New Listings	1	2	+ 100.0%	13	12	- 7.7%

* 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

