

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	21	+ 61.5%	37	64	+ 73.0%
Closed Sales	6	9	+ 50.0%	31	50	+ 61.3%
Median Sales Price*	\$502,500	\$500,000	- 0.5%	\$480,000	\$469,250	- 2.2%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	18	42	+ 133.3%
Percent of Original List Price Received*	107.6%	101.2%	- 5.9%	105.1%	99.8%	- 5.0%
New Listings	14	19	+ 35.7%	52	56	+ 7.7%

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

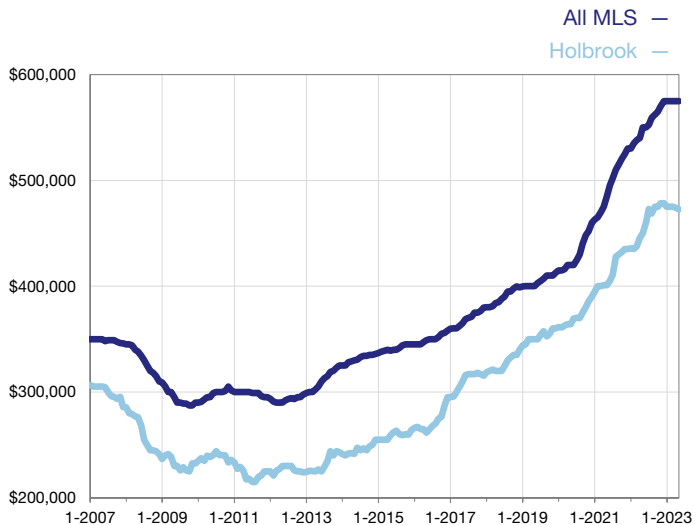
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	7	+ 133.3%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$310,000	\$0	- 100.0%	\$310,000	\$443,199	+ 43.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	26	56	+ 115.4%
Percent of Original List Price Received*	108.8%	0.0%	- 100.0%	102.5%	100.7%	- 1.8%
New Listings	0	1	--	2	8	+ 300.0%

* 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

