

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	15	- 50.0%	84	53	- 36.9%
Closed Sales	14	12	- 14.3%	64	39	- 39.1%
Median Sales Price*	\$515,500	<b>\$550,000</b>	+ 6.7%	\$450,000	<b>\$525,000</b>	+ 16.7%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.9</b>	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	15	<b>34</b>	+ 126.7%	26	<b>39</b>	+ 50.0%
Percent of Original List Price Received*	111.4%	<b>105.1%</b>	- 5.7%	105.5%	<b>102.3%</b>	- 3.0%
New Listings	26	<b>17</b>	- 34.6%	87	<b>65</b>	- 25.3%

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

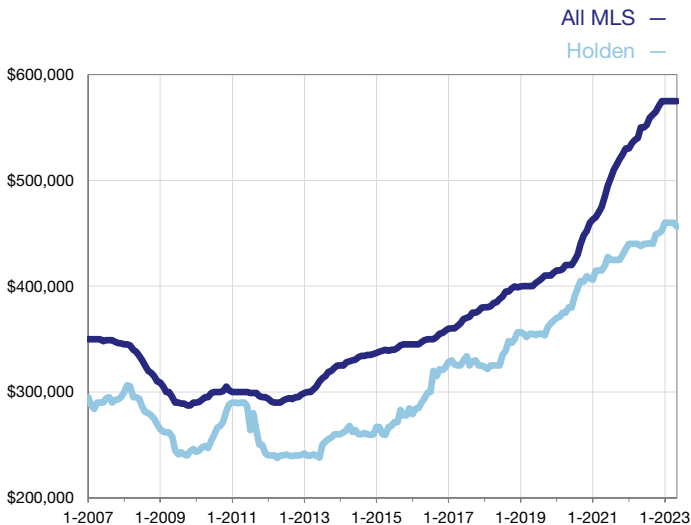
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	11	10	- 9.1%
Closed Sales	2	1	- 50.0%	8	6	- 25.0%
Median Sales Price*	\$281,950	<b>\$524,990</b>	+ 86.2%	\$263,200	<b>\$398,450</b>	+ 51.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>1.2</b>	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	3	<b>61</b>	+ 1,933.3%	28	<b>55</b>	+ 96.4%
Percent of Original List Price Received*	108.3%	<b>100.0%</b>	- 7.7%	105.8%	<b>102.3%</b>	- 3.3%
New Listings	4	1	- 75.0%	15	13	- 13.3%

\* 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

