

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	49	74	+ 51.0%
Closed Sales	13	21	+ 61.5%	44	72	+ 63.6%
Median Sales Price*	\$473,000	\$508,000	+ 7.4%	\$477,500	\$473,500	- 0.8%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	2.2	0.5	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	16	25	+ 56.3%	18	36	+ 100.0%
Percent of Original List Price Received*	105.5%	108.0%	+ 2.4%	105.2%	102.3%	- 2.8%
New Listings	15	11	- 26.7%	67	67	0.0%

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

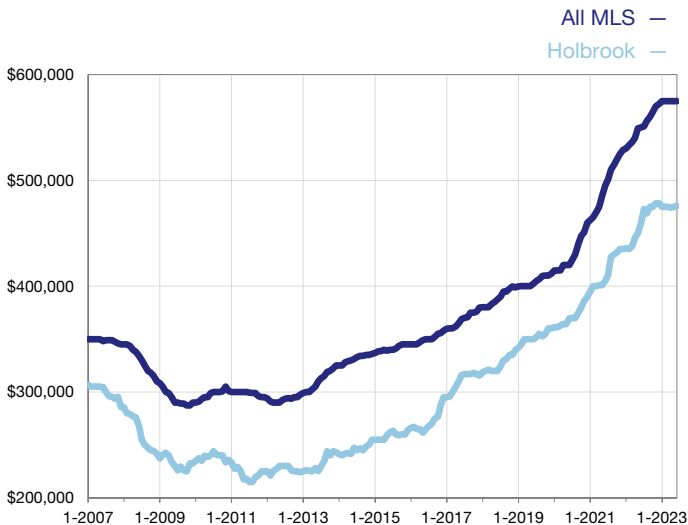
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	8	+ 166.7%
Closed Sales	0	2	--	3	3	0.0%
Median Sales Price*	\$0	\$310,000	--	\$310,000	\$315,000	+ 1.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	31	--	26	39	+ 50.0%
Percent of Original List Price Received*	0.0%	104.3%	--	102.5%	103.1%	+ 0.6%
New Listings	1	0	- 100.0%	3	8	+ 166.7%

* 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

