

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	13	- 18.8%	100	65	- 35.0%
Closed Sales	26	10	- 61.5%	90	49	- 45.6%
Median Sales Price*	\$475,000	\$667,500	+ 40.5%	\$465,000	\$545,000	+ 17.2%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	22	34	+ 54.5%
Percent of Original List Price Received*	105.9%	104.7%	- 1.1%	105.6%	102.8%	- 2.7%
New Listings	32	16	- 50.0%	119	80	- 32.8%

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

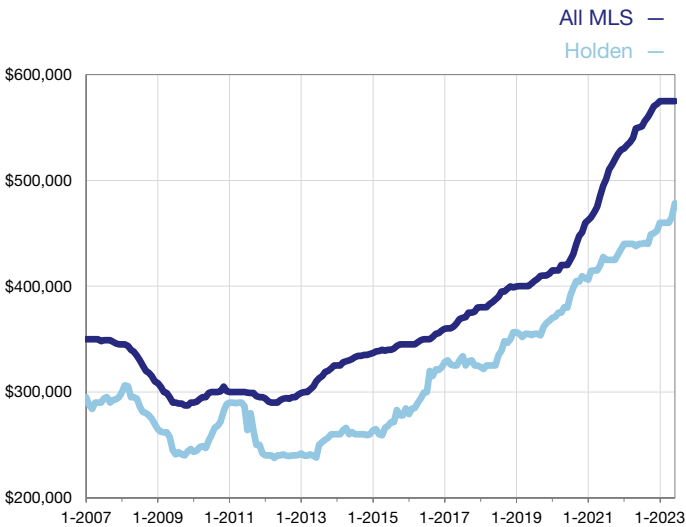
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	15	14	- 6.7%
Closed Sales	3	6	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$545,000	\$541,000	- 0.7%	\$301,000	\$482,445	+ 60.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	24	38	+ 58.3%
Percent of Original List Price Received*	105.7%	102.2%	- 3.3%	105.8%	102.2%	- 3.4%
New Listings	3	3	0.0%	18	17	- 5.6%

* 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

