

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	60	81	+ 35.0%
Closed Sales	13	7	- 46.2%	57	79	+ 38.6%
Median Sales Price*	\$568,000	<b>\$520,000</b>	- 8.5%	\$495,000	<b>\$480,000</b>	- 3.0%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	20	35	+ 75.0%
Percent of Original List Price Received*	101.8%	<b>104.2%</b>	+ 2.4%	104.4%	<b>102.5%</b>	- 1.8%
New Listings	7	9	+ 28.6%	74	76	+ 2.7%

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

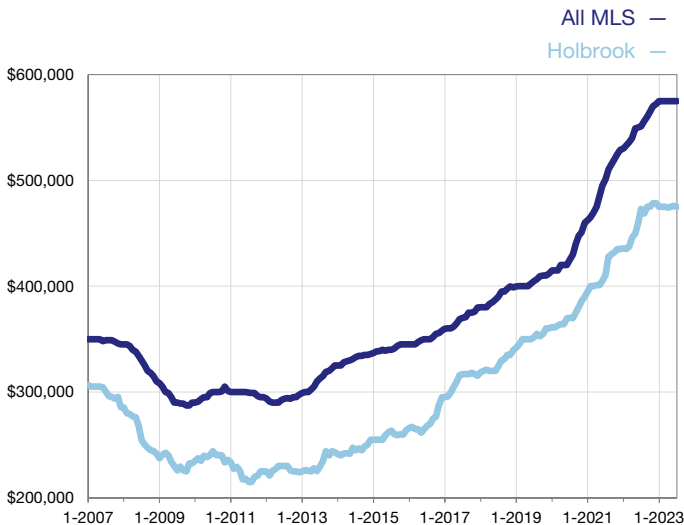
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	9	+ 125.0%
Closed Sales	0	0	--	3	6	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$310,000	<b>\$439,500</b>	+ 41.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	26	28	+ 7.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	102.5%	<b>101.5%</b>	- 1.0%
New Listings	1	0	- 100.0%	4	8	+ 100.0%

\* 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

