

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	17	- 41.4%	129	79	- 38.8%
Closed Sales	24	12	- 50.0%	114	62	- 45.6%
Median Sales Price*	\$455,500	\$517,750	+ 13.7%	\$460,000	\$547,500	+ 19.0%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	21	30	+ 42.9%
Percent of Original List Price Received*	104.4%	105.7%	+ 1.2%	105.4%	103.3%	- 2.0%
New Listings	30	12	- 60.0%	149	92	- 38.3%

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

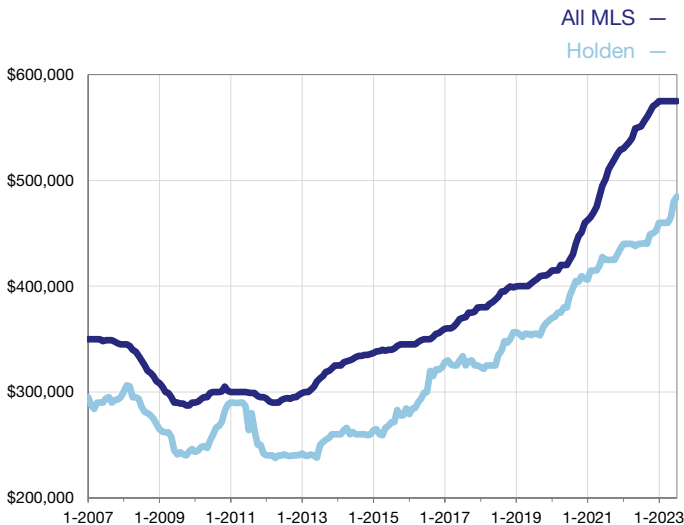
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	17	18	+ 5.9%
Closed Sales	3	0	- 100.0%	14	12	- 14.3%
Median Sales Price*	\$405,000	\$0	- 100.0%	\$306,750	\$482,445	+ 57.3%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	23	38	+ 65.2%
Percent of Original List Price Received*	106.5%	0.0%	- 100.0%	105.9%	102.2%	- 3.5%
New Listings	5	8	+ 60.0%	23	25	+ 8.7%

* 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

