

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	69	87	+ 26.1%
Closed Sales	11	9	- 18.2%	68	89	+ 30.9%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$479,950	\$480,000	+ 0.0%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	20	34	+ 70.0%
Percent of Original List Price Received*	98.0%	100.1%	+ 2.1%	103.4%	102.3%	- 1.1%
New Listings	11	7	- 36.4%	85	83	- 2.4%

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

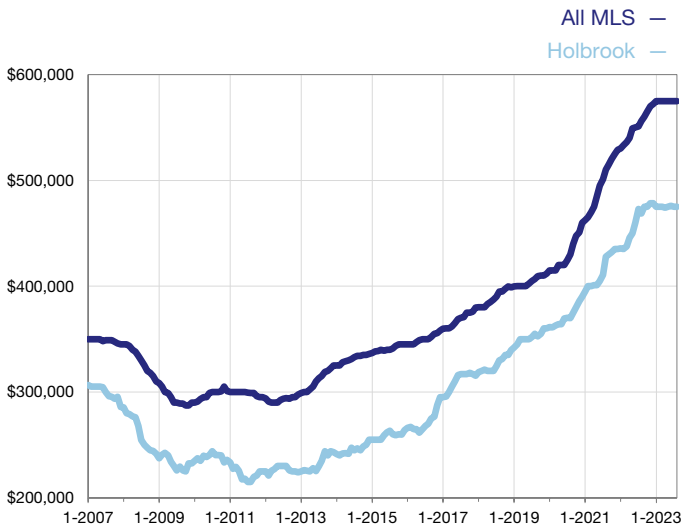
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	8	+ 60.0%
Closed Sales	0	1	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$449,900	--	\$310,000	\$439,999	+ 41.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	0	20	--	26	27	+ 3.8%
Percent of Original List Price Received*	0.0%	100.0%	--	102.5%	101.3%	- 1.2%
New Listings	0	2	--	4	10	+ 150.0%

* 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

