

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	27	+ 3.8%	155	102	- 34.2%
Closed Sales	27	15	- 44.4%	141	77	- 45.4%
Median Sales Price*	\$595,000	\$600,000	+ 0.8%	\$475,000	\$550,000	+ 15.8%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	20	28	+ 40.0%
Percent of Original List Price Received*	106.1%	103.8%	- 2.2%	105.5%	103.4%	- 2.0%
New Listings	16	31	+ 93.8%	165	123	- 25.5%

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

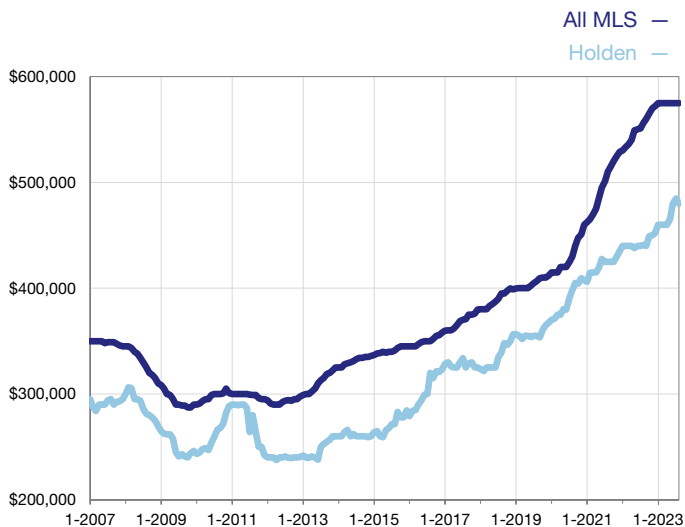
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	19	23	+ 21.1%
Closed Sales	4	6	+ 50.0%	18	18	0.0%
Median Sales Price*	\$467,500	\$415,000	- 11.2%	\$332,250	\$442,450	+ 33.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	24	36	+ 50.0%
Percent of Original List Price Received*	105.2%	102.7%	- 2.4%	105.8%	102.4%	- 3.2%
New Listings	1	4	+ 300.0%	24	29	+ 20.8%

* 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

