

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	80	95	+ 18.8%
Closed Sales	9	5	- 44.4%	77	94	+ 22.1%
Median Sales Price*	\$475,000	\$443,000	- 6.7%	\$479,900	\$477,500	- 0.5%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	13	- 43.5%	21	33	+ 57.1%
Percent of Original List Price Received*	102.9%	102.2%	- 0.7%	103.3%	102.3%	- 1.0%
New Listings	12	13	+ 8.3%	97	96	- 1.0%

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

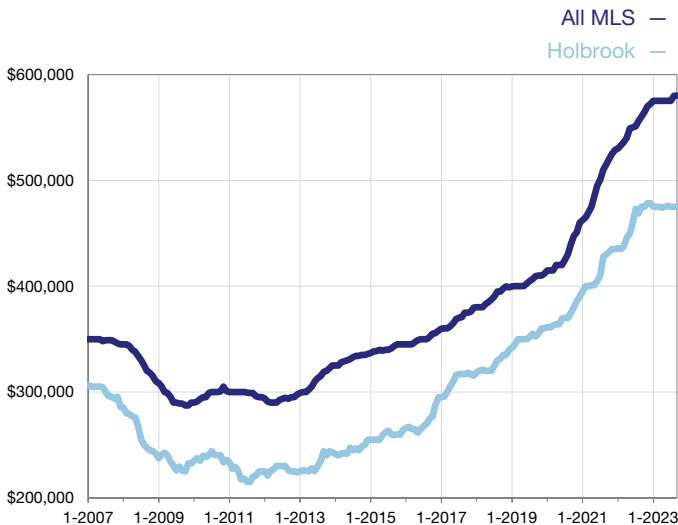
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	5	10	+ 100.0%
Closed Sales	2	1	- 50.0%	5	8	+ 60.0%
Median Sales Price*	\$347,500	\$450,000	+ 29.5%	\$310,000	\$440,000	+ 41.9%
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	28	14	- 50.0%	27	25	- 7.4%
Percent of Original List Price Received*	100.7%	100.0%	- 0.7%	101.7%	101.1%	- 0.6%
New Listings	1	0	- 100.0%	5	10	+ 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

