

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	20	+ 81.8%	166	117	- 29.5%
Closed Sales	25	20	- 20.0%	166	97	- 41.6%
Median Sales Price*	\$395,000	\$487,500	+ 23.4%	\$450,000	\$545,000	+ 21.1%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 4.8%	20	26	+ 30.0%
Percent of Original List Price Received*	101.6%	103.7%	+ 2.1%	104.9%	103.5%	- 1.3%
New Listings	24	15	- 37.5%	189	138	- 27.0%

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

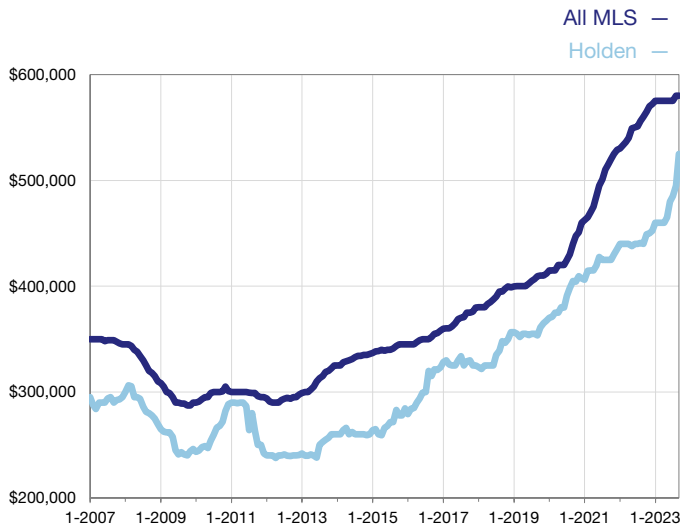
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	22	26	+ 18.2%
Closed Sales	2	4	+ 100.0%	20	22	+ 10.0%
Median Sales Price*	\$477,000	\$437,500	- 8.3%	\$378,500	\$442,450	+ 16.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	18	80	+ 344.4%	23	44	+ 91.3%
Percent of Original List Price Received*	104.1%	102.7%	- 1.3%	105.6%	102.5%	- 2.9%
New Listings	4	3	- 25.0%	28	32	+ 14.3%

* 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

