

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	89	102	+ 14.6%
Closed Sales	11	10	- 9.1%	88	104	+ 18.2%
Median Sales Price*	\$480,000	\$560,000	+ 16.7%	\$479,950	\$490,000	+ 2.1%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	22	32	+ 45.5%
Percent of Original List Price Received*	99.0%	104.5%	+ 5.6%	102.8%	102.5%	- 0.3%
New Listings	10	6	- 40.0%	107	103	- 3.7%

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

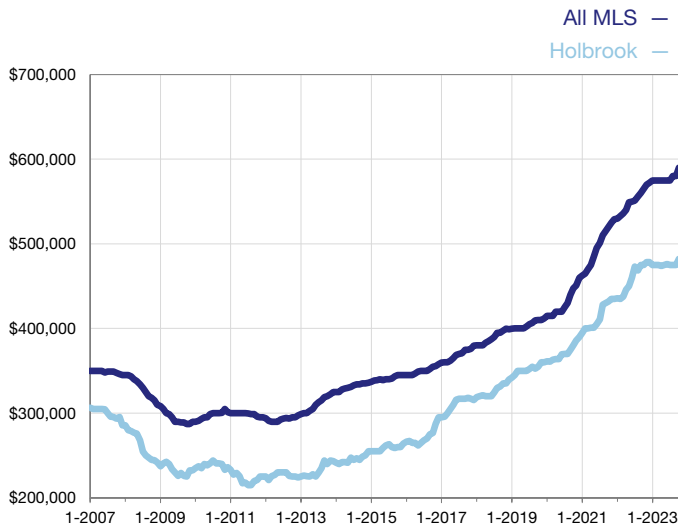
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	5	13	+ 160.0%
Closed Sales	0	5	--	5	13	+ 160.0%
Median Sales Price*	\$0	\$455,000	--	\$310,000	\$449,900	+ 45.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	27	26	- 3.7%
Percent of Original List Price Received*	0.0%	99.8%	--	101.7%	100.6%	- 1.1%
New Listings	0	4	--	5	14	+ 180.0%

* 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

