

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	183	132	- 27.9%
Closed Sales	16	18	+ 12.5%	182	115	- 36.8%
Median Sales Price*	\$490,000	<b>\$535,000</b>	+ 9.2%	\$450,500	<b>\$545,000</b>	+ 21.0%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	21	27	+ 28.6%
Percent of Original List Price Received*	98.6%	100.9%	+ 2.3%	104.4%	103.1%	- 1.2%
New Listings	14	16	+ 14.3%	203	154	- 24.1%

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

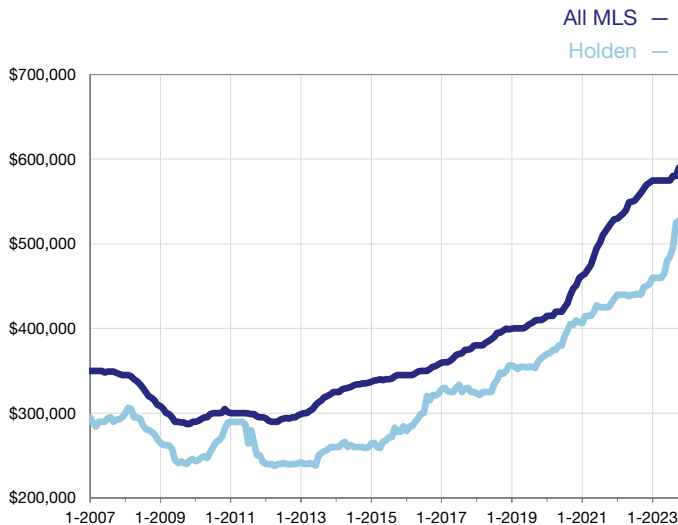
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	23	29	+ 26.1%
Closed Sales	3	4	+ 33.3%	23	26	+ 13.0%
Median Sales Price*	\$442,500	<b>\$362,500</b>	- 18.1%	\$405,000	<b>\$415,000</b>	+ 2.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	3.5	1.9	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	32	15	- 53.1%	24	39	+ 62.5%
Percent of Original List Price Received*	103.6%	102.7%	- 0.9%	105.3%	102.5%	- 2.7%
New Listings	6	6	0.0%	34	38	+ 11.8%

\* 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

