

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	102	109	+ 6.9%
Closed Sales	9	6	- 33.3%	97	110	+ 13.4%
Median Sales Price*	\$529,900	<b>\$477,500</b>	- 9.9%	\$480,000	<b>\$490,000</b>	+ 2.1%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	42	42	0.0%	24	33	+ 37.5%
Percent of Original List Price Received*	96.8%	98.1%	+ 1.3%	102.2%	102.3%	+ 0.1%
New Listings	15	7	- 53.3%	122	110	- 9.8%

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

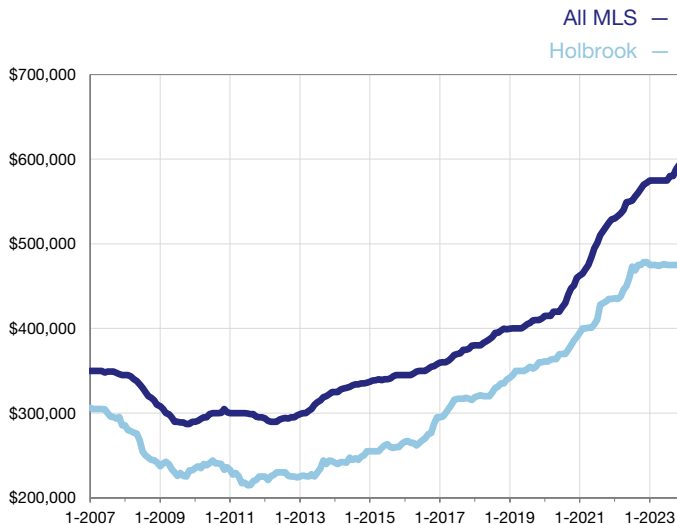
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	6	15	+ 150.0%
Closed Sales	0	1	--	5	14	+ 180.0%
Median Sales Price*	\$0	<b>\$449,900</b>	--	\$310,000	<b>\$449,900</b>	+ 45.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	25	- 7.4%
Percent of Original List Price Received*	0.0%	100.0%	--	101.7%	100.6%	- 1.1%
New Listings	2	2	0.0%	7	16	+ 128.6%

\* 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

