

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	199	143	- 28.1%
Closed Sales	20	9	- 55.0%	202	124	- 38.6%
Median Sales Price*	\$513,500	<b>\$555,314</b>	+ 8.1%	\$451,000	<b>\$547,500</b>	+ 21.4%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	37	16	- 56.8%	23	26	+ 13.0%
Percent of Original List Price Received*	99.9%	101.3%	+ 1.4%	103.9%	102.9%	- 1.0%
New Listings	13	20	+ 53.8%	216	173	- 19.9%

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

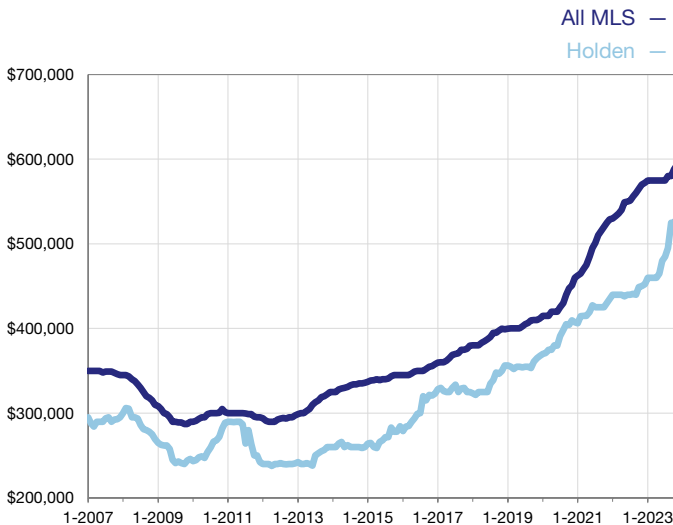
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	30	32	+ 6.7%
Closed Sales	2	2	0.0%	25	28	+ 12.0%
Median Sales Price*	\$379,000	<b>\$374,950</b>	- 1.1%	\$405,000	<b>\$415,000</b>	+ 2.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.3%	26	38	+ 46.2%
Percent of Original List Price Received*	104.3%	100.9%	- 3.3%	105.2%	102.4%	- 2.7%
New Listings	2	0	- 100.0%	36	38	+ 5.6%

\* 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

