

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	108	117	+ 8.3%
Closed Sales	9	7	- 22.2%	106	117	+ 10.4%
Median Sales Price*	\$440,000	\$510,000	+ 15.9%	\$478,450	\$492,500	+ 2.9%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	20	40	+ 100.0%	23	33	+ 43.5%
Percent of Original List Price Received*	98.0%	101.4%	+ 3.5%	101.9%	102.2%	+ 0.3%
New Listings	10	4	- 60.0%	132	114	- 13.6%

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

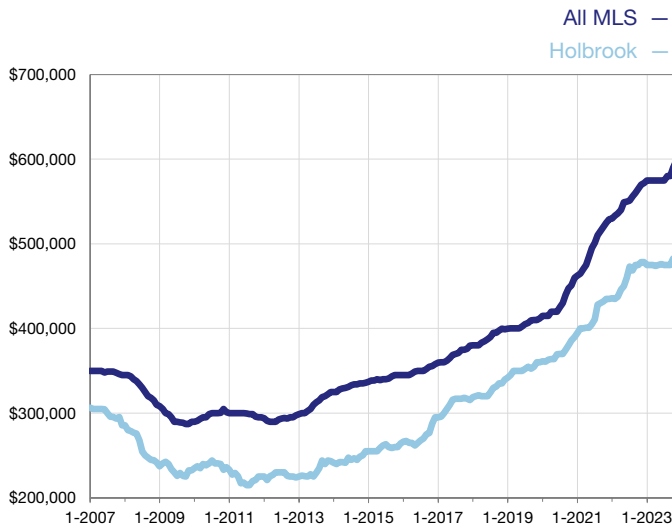
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	6	15	+ 150.0%
Closed Sales	1	1	0.0%	6	15	+ 150.0%
Median Sales Price*	\$305,000	\$288,000	- 5.6%	\$307,500	\$449,900	+ 46.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	41	+ 141.2%	25	26	+ 4.0%
Percent of Original List Price Received*	105.2%	99.3%	- 5.6%	102.3%	100.5%	- 1.8%
New Listings	0	1	--	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

