

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	15	+ 275.0%	203	157	- 22.7%
Closed Sales	15	16	+ 6.7%	217	140	- 35.5%
Median Sales Price*	\$477,000	\$470,000	- 1.5%	\$452,500	\$544,425	+ 20.3%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	23	25	+ 8.7%
Percent of Original List Price Received*	100.7%	101.6%	+ 0.9%	103.7%	102.8%	- 0.9%
New Listings	1	9	+ 800.0%	217	181	- 16.6%

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

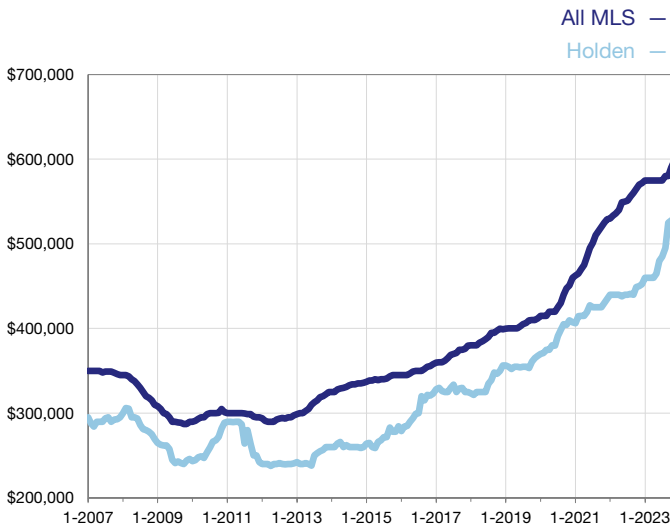
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	31	32	+ 3.2%
Closed Sales	6	3	- 50.0%	31	31	0.0%
Median Sales Price*	\$282,000	\$327,500	+ 16.1%	\$352,000	\$400,000	+ 13.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	25	37	+ 48.0%
Percent of Original List Price Received*	98.5%	100.5%	+ 2.0%	103.9%	102.2%	- 1.6%
New Listings	0	1	--	36	39	+ 8.3%

* 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

