

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

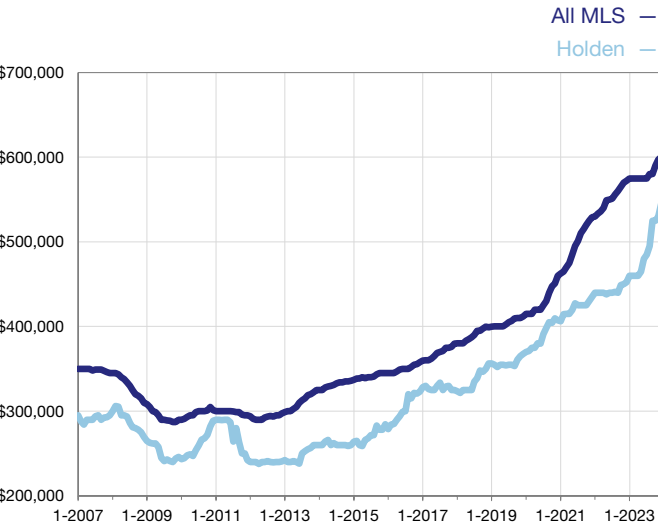
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	16	17	+ 6.3%
Closed Sales	3	6	+ 100.0%	6	18	+ 200.0%
Median Sales Price*	\$320,000	\$420,000	+ 31.3%	\$435,500	\$475,000	+ 9.1%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	14	40	+ 185.7%	19	36	+ 89.5%
Percent of Original List Price Received*	100.1%	102.1%	+ 2.0%	101.1%	100.8%	- 0.3%
New Listings	7	13	+ 85.7%	19	22	+ 15.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$327,400	\$0	- 100.0%	\$250,000	\$0	- 100.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	95	0	- 100.0%	77	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
New Listings	1	2	+ 100.0%	7	3	- 57.1%

* 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

