

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	13	+ 8.3%	41	35	- 14.6%
Closed Sales	13	9	- 30.8%	41	28	- 31.7%
Median Sales Price*	\$530,000	\$515,000	- 2.8%	\$450,000	\$517,500	+ 15.0%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	56	30	- 46.4%	46	46	0.0%
Percent of Original List Price Received*	100.0%	102.7%	+ 2.7%	99.5%	99.3%	- 0.2%
New Listings	12	11	- 8.3%	37	33	- 10.8%

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

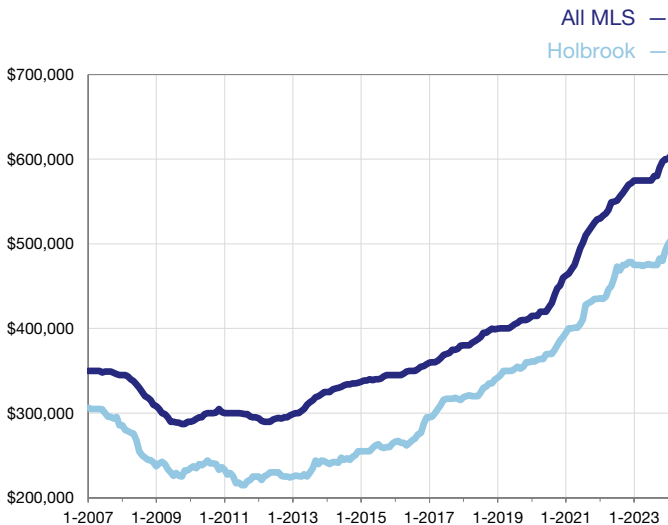
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	4	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$440,000	\$0	- 100.0%	\$440,000	\$600,000	+ 36.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	27	28	+ 3.7%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	100.1%	100.0%	- 0.1%
New Listings	0	1	--	7	1	- 85.7%

* 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

