

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	13	- 31.6%	60	47	- 21.7%
Closed Sales	10	10	0.0%	51	39	- 23.5%
Median Sales Price*	\$490,000	\$549,950	+ 12.2%	\$470,000	\$529,900	+ 12.7%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	41	44	+ 7.3%
Percent of Original List Price Received*	101.7%	106.7%	+ 4.9%	99.9%	101.3%	+ 1.4%
New Listings	19	15	- 21.1%	56	48	- 14.3%

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

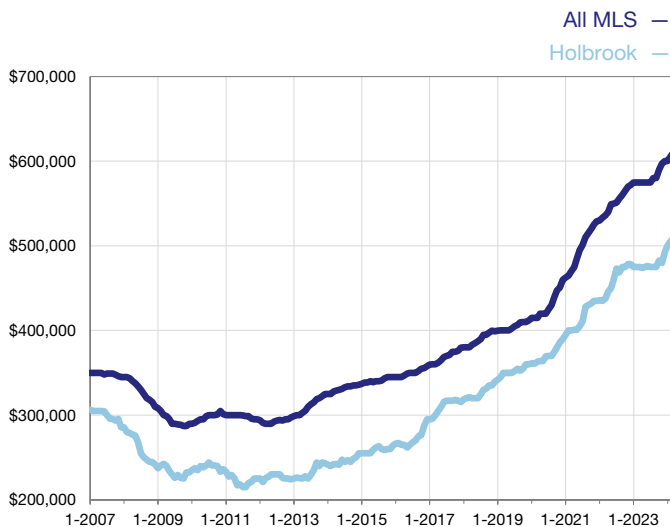
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	5	1	- 80.0%
Closed Sales	0	1	--	4	2	- 50.0%
Median Sales Price*	\$0	\$315,000	--	\$440,000	\$457,500	+ 4.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	27	21	- 22.2%
Percent of Original List Price Received*	0.0%	100.0%	--	100.1%	100.0%	- 0.1%
New Listings	1	0	- 100.0%	8	1	- 87.5%

* 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

