

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	14	+ 27.3%	71	57	- 19.7%
Closed Sales	21	6	- 71.4%	72	45	- 37.5%
Median Sales Price*	\$508,000	<b>\$615,500</b>	+ 21.2%	\$473,500	<b>\$542,000</b>	+ 14.5%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	18	- 28.0%	36	40	+ 11.1%
Percent of Original List Price Received*	108.0%	<b>104.5%</b>	- 3.2%	102.3%	<b>101.7%</b>	- 0.6%
New Listings	11	9	- 18.2%	67	56	- 16.4%

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

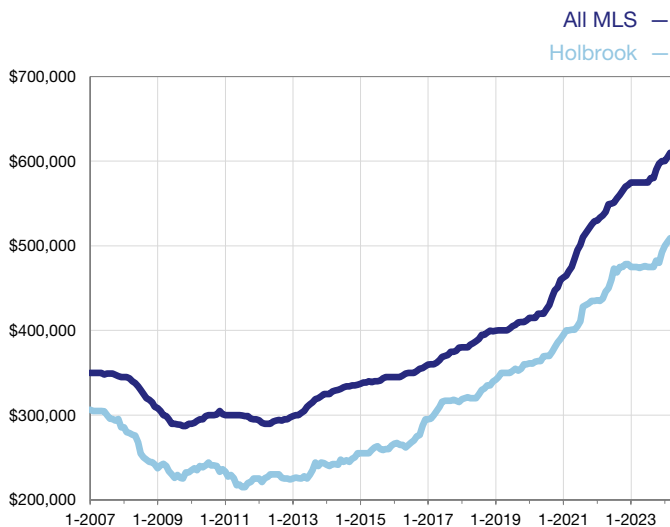
### Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	7	3	- 57.1%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$310,000	<b>\$679,900</b>	+ 119.3%	\$439,500	<b>\$600,000</b>	+ 36.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	87	+ 180.6%	28	43	+ 53.6%
Percent of Original List Price Received*	104.3%	<b>100.0%</b>	- 4.1%	101.5%	<b>100.0%</b>	- 1.5%
New Listings	0	0	--	8	2	- 75.0%

\* 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

