

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

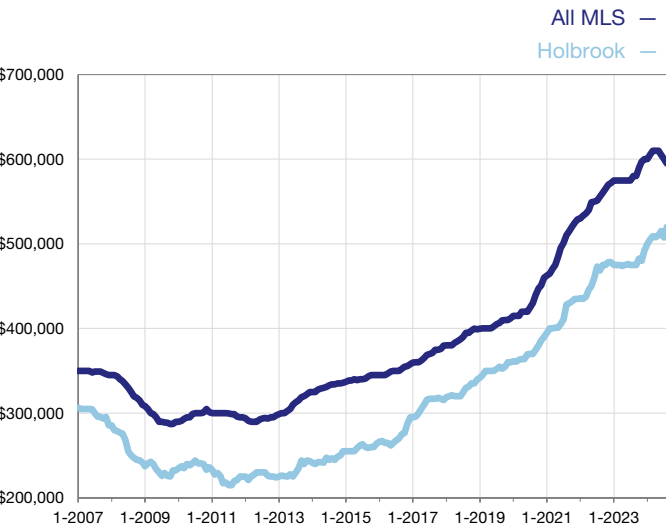
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	8	+ 33.3%	85	70	- 17.6%
Closed Sales				9	7	- 22.2%	89	65	- 27.0%
Median Sales Price*				\$475,000	\$553,500	+ 16.5%	\$480,000	\$535,000	+ 11.5%
Inventory of Homes for Sale				12	10	- 16.7%	--	--	--
Months Supply of Inventory				1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale				30	32	+ 6.7%	34	38	+ 11.8%
Percent of Original List Price Received*				100.1%	97.8%	- 2.3%	102.3%	100.9%	- 1.4%
New Listings				7	12	+ 71.4%	83	73	- 12.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	8	5	- 37.5%
Closed Sales				1	1	0.0%	7	4	- 42.9%
Median Sales Price*				\$449,900	\$330,000	- 26.7%	\$439,999	\$465,000	+ 5.7%
Inventory of Homes for Sale				2	1	- 50.0%	--	--	--
Months Supply of Inventory				1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale				20	17	- 15.0%	27	37	+ 37.0%
Percent of Original List Price Received*				100.0%	111.9%	+ 11.9%	101.3%	103.0%	+ 1.7%
New Listings				2	2	0.0%	10	5	- 50.0%

* 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

