

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

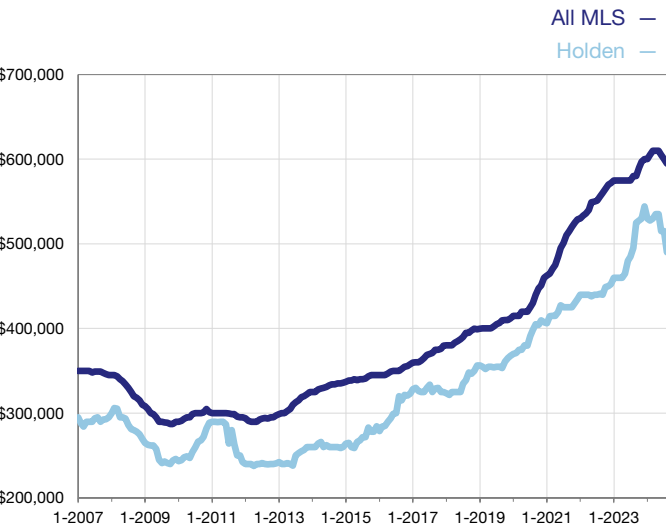
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	14	- 36.4%	97	117	+ 20.6%
Closed Sales	15	23	+ 53.3%	77	114	+ 48.1%
Median Sales Price*	\$600,000	\$639,900	+ 6.7%	\$550,000	\$575,000	+ 4.5%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	28	32	+ 14.3%
Percent of Original List Price Received*	103.8%	100.4%	- 3.3%	103.4%	102.2%	- 1.2%
New Listings	31	12	- 61.3%	122	137	+ 12.3%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	22	13	- 40.9%
Closed Sales	6	1	- 83.3%	18	13	- 27.8%
Median Sales Price*	\$415,000	\$360,000	- 13.3%	\$442,450	\$395,000	- 10.7%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	9	- 71.0%	36	52	+ 44.4%
Percent of Original List Price Received*	102.7%	102.9%	+ 0.2%	102.4%	99.6%	- 2.7%
New Listings	4	2	- 50.0%	29	14	- 51.7%

* 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

