

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

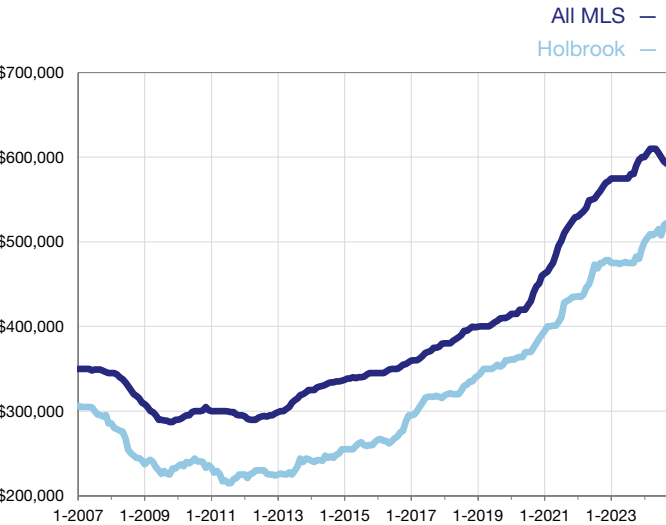
| Single-Family Properties | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 9 | 8 | - 11.1% | 94 | 76 | - 19.1% |
| Closed Sales | 5 | 6 | + 20.0% | 94 | 71 | - 24.5% |
| Median Sales Price* | \$443,000 | \$527,500 | + 19.1% | \$477,500 | \$535,000 | + 12.0% |
| Inventory of Homes for Sale | 15 | 11 | - 26.7% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.4 | - 6.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 22 | + 69.2% | 33 | 36 | + 9.1% |
| Percent of Original List Price Received* | 102.2% | 103.0% | + 0.8% | 102.3% | 101.1% | - 1.2% |
| New Listings | 13 | 7 | - 46.2% | 96 | 80 | - 16.7% |

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

| Condominium Properties | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 2 | 2 | 0.0% | 10 | 7 | - 30.0% |
| Closed Sales | 1 | 1 | 0.0% | 8 | 5 | - 37.5% |
| Median Sales Price* | \$450,000 | \$450,000 | 0.0% | \$440,000 | \$450,000 | + 2.3% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 8 | - 42.9% | 25 | 31 | + 24.0% |
| Percent of Original List Price Received* | 100.0% | 105.9% | + 5.9% | 101.1% | 103.6% | + 2.5% |
| New Listings | 0 | 1 | -- | 10 | 6 | - 40.0% |

* 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

