

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

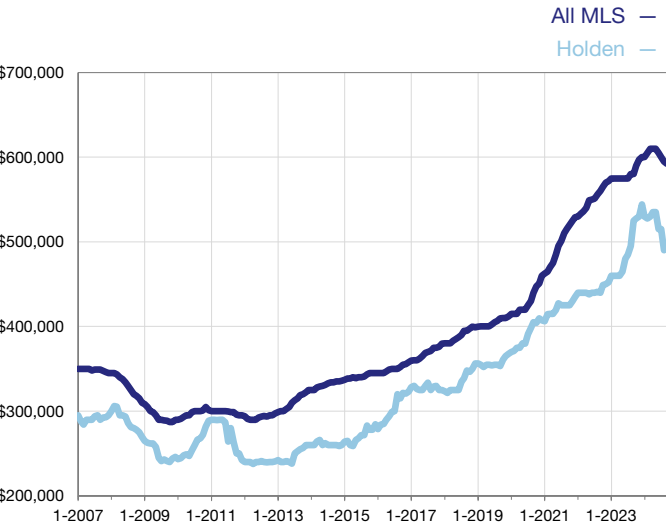
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	12	- 29.4%	114	128	+ 12.3%
Closed Sales	20	10	- 50.0%	97	124	+ 27.8%
Median Sales Price*	\$487,500	\$715,000	+ 46.7%	\$545,000	\$577,500	+ 6.0%
Inventory of Homes for Sale	22	28	+ 27.3%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	26	30	+ 15.4%
Percent of Original List Price Received*	103.7%	101.7%	- 1.9%	103.5%	102.1%	- 1.4%
New Listings	15	22	+ 46.7%	137	159	+ 16.1%

* 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	4	+ 100.0%	24	17	- 29.2%
Closed Sales	4	0	- 100.0%	22	13	- 40.9%
Median Sales Price*	\$437,500	\$0	- 100.0%	\$442,450	\$395,000	- 10.7%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	80	0	- 100.0%	44	52	+ 18.2%
Percent of Original List Price Received*	102.7%	0.0%	- 100.0%	102.5%	99.6%	- 2.8%
New Listings	3	7	+ 133.3%	32	21	- 34.4%

* 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

