

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	9	+ 28.6%	101	83	- 17.8%
Closed Sales	10	8	- 20.0%	104	80	- 23.1%
Median Sales Price*	\$560,000	\$474,500	- 15.3%	\$490,000	\$529,950	+ 8.2%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	32	35	+ 9.4%
Percent of Original List Price Received*	104.5%	102.7%	- 1.7%	102.5%	101.2%	- 1.3%
New Listings	6	11	+ 83.3%	102	89	- 12.7%

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

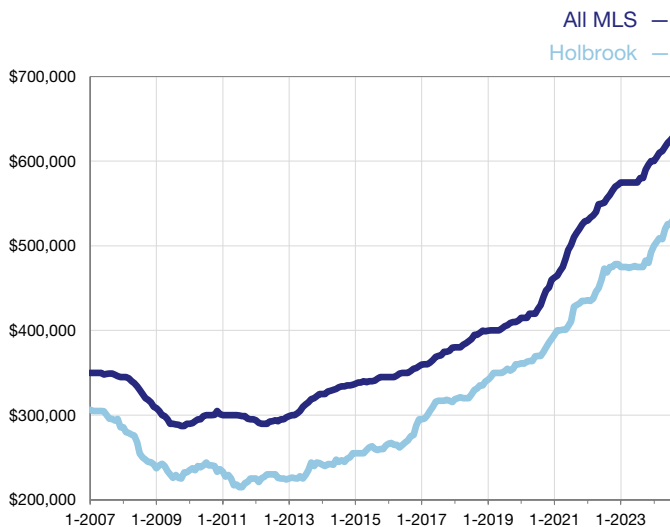
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	13	9	- 30.8%
Closed Sales	5	2	- 60.0%	13	7	- 46.2%
Median Sales Price*	\$455,000	\$505,450	+ 11.1%	\$449,900	\$450,000	+ 0.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	26	27	+ 3.8%
Percent of Original List Price Received*	99.8%	101.7%	+ 1.9%	100.6%	103.0%	+ 2.4%
New Listings	4	2	- 50.0%	14	9	- 35.7%

* 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

