

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holbrook

### Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	10	+ 100.0%	106	90	- 15.1%
Closed Sales	6	7	+ 16.7%	110	87	- 20.9%
Median Sales Price*	\$477,500	<b>\$475,000</b>	- 0.5%	\$490,000	<b>\$529,900</b>	+ 8.1%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	42	28	- 33.3%	33	35	+ 6.1%
Percent of Original List Price Received*	98.1%	99.9%	+ 1.8%	102.3%	101.1%	- 1.2%
New Listings	8	8	0.0%	110	95	- 13.6%

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

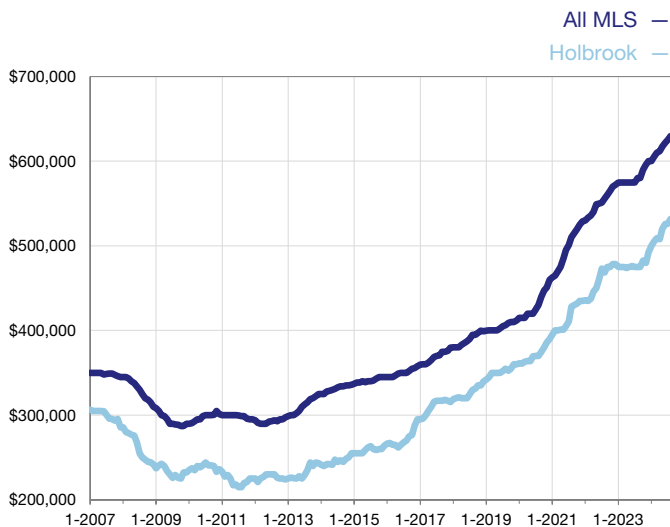
### Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	15	12	- 20.0%
Closed Sales	1	4	+ 300.0%	14	11	- 21.4%
Median Sales Price*	\$449,900	<b>\$619,950</b>	+ 37.8%	\$449,900	<b>\$600,000</b>	+ 33.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	53	--	25	36	+ 44.0%
Percent of Original List Price Received*	100.0%	102.5%	+ 2.5%	100.6%	102.8%	+ 2.2%
New Listings	2	0	- 100.0%	16	11	- 31.3%

\* 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

