

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

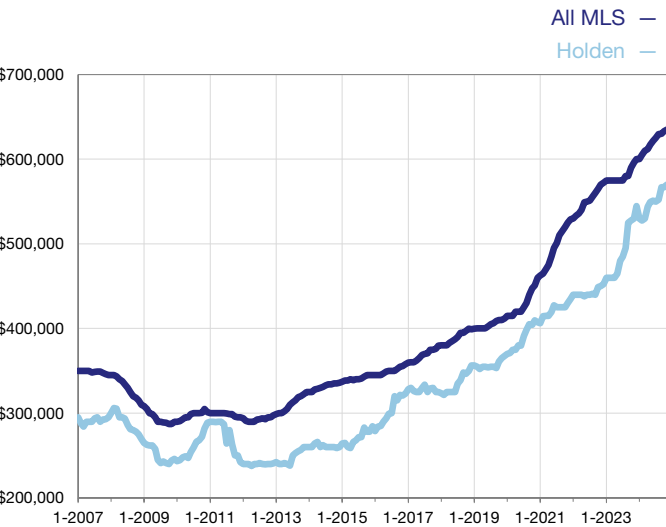
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	142	152	+ 7.0%
Closed Sales	9	8	- 11.1%	124	146	+ 17.7%
Median Sales Price*	\$555,314	\$496,950	- 10.5%	\$547,500	\$568,500	+ 3.8%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	16	54	+ 237.5%	26	31	+ 19.2%
Percent of Original List Price Received*	101.3%	96.3%	- 4.9%	103.0%	101.6%	- 1.4%
New Listings	19	12	- 36.8%	172	192	+ 11.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	31	23	- 25.8%
Closed Sales	2	4	+ 100.0%	28	18	- 35.7%
Median Sales Price*	\$374,950	\$328,250	- 12.5%	\$415,000	\$380,000	- 8.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	38	43	+ 13.2%
Percent of Original List Price Received*	100.9%	99.3%	- 1.6%	102.4%	99.7%	- 2.6%
New Listings	0	3	--	38	28	- 26.3%

* 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

