

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

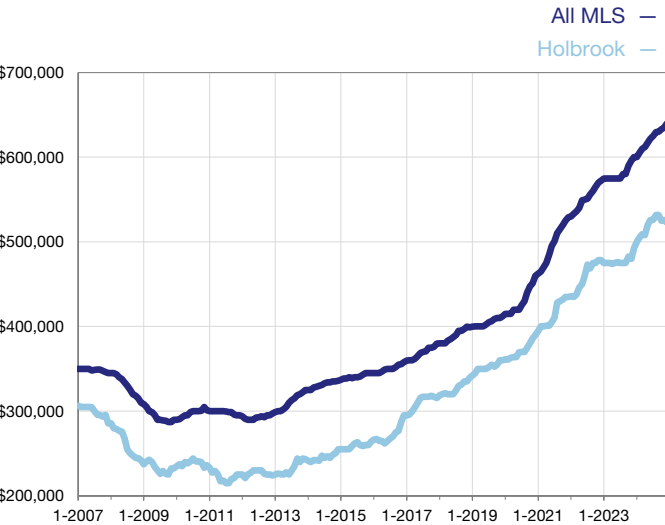
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	113	96	- 15.0%
Closed Sales	7	7	0.0%	117	94	- 19.7%
Median Sales Price*	\$510,000	\$490,000	- 3.9%	\$492,500	\$522,500	+ 6.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	33	33	0.0%
Percent of Original List Price Received*	101.4%	103.4%	+ 2.0%	102.2%	101.3%	- 0.9%
New Listings	3	6	+ 100.0%	113	101	- 10.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	16	12	- 25.0%
Closed Sales	1	1	0.0%	15	12	- 20.0%
Median Sales Price*	\$288,000	\$300,000	+ 4.2%	\$449,900	\$530,000	+ 17.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	41	21	- 48.8%	26	35	+ 34.6%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	100.5%	102.6%	+ 2.1%
New Listings	1	0	- 100.0%	17	11	- 35.3%

* 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

