

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

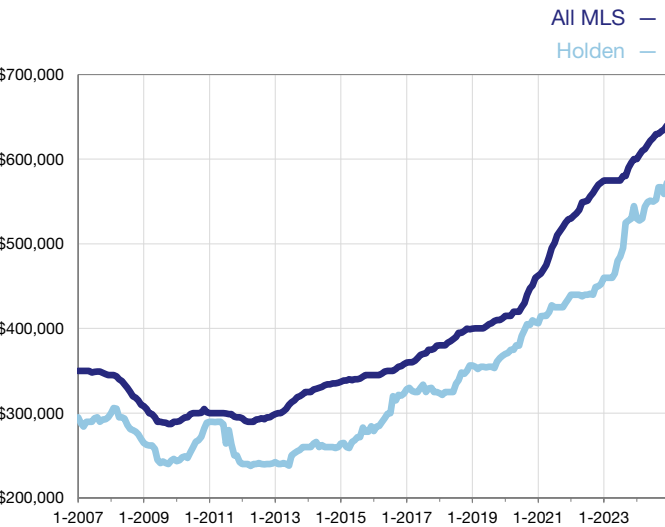
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	10	- 23.1%	155	161	+ 3.9%
Closed Sales	16	12	- 25.0%	140	158	+ 12.9%
Median Sales Price*	\$470,000	\$612,500	+ 30.3%	\$544,425	\$572,500	+ 5.2%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	25	31	+ 24.0%
Percent of Original List Price Received*	101.6%	99.5%	- 2.1%	102.8%	101.5%	- 1.3%
New Listings	9	8	- 11.1%	181	200	+ 10.5%

\* 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	0	5	--	31	27	- 12.9%
Closed Sales	3	3	0.0%	31	21	- 32.3%
Median Sales Price*	\$327,500	\$315,000	- 3.8%	\$400,000	\$375,000	- 6.3%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.1%	37	42	+ 13.5%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	102.2%	99.7%	- 2.4%
New Listings	1	1	0.0%	39	29	- 25.6%

\* 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

