

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

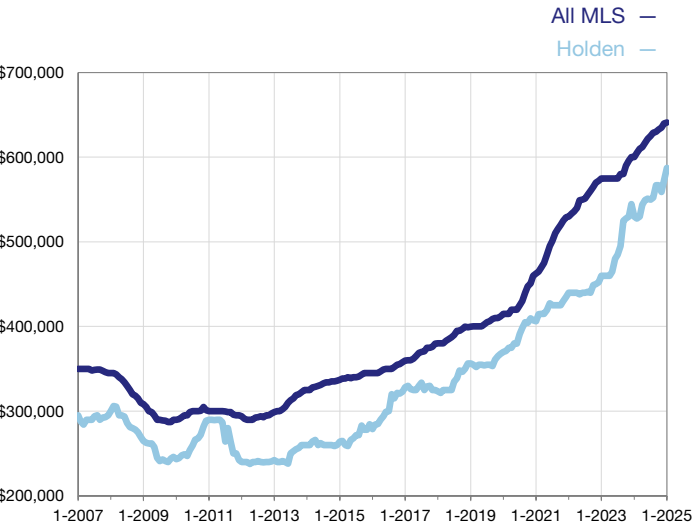
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	14	+ 133.3%	6	14	+ 133.3%
Closed Sales	12	6	- 50.0%	12	6	- 50.0%
Median Sales Price*	\$490,250	\$692,450	+ 41.2%	\$490,250	\$692,450	+ 41.2%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 3.0%	33	32	- 3.0%
Percent of Original List Price Received*	100.1%	97.7%	- 2.4%	100.1%	97.7%	- 2.4%
New Listings	9	12	+ 33.3%	9	12	+ 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	0	6	--	0	6	--
Median Sales Price*	\$0	\$449,995	--	\$0	\$449,995	--
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	0	45	--
Percent of Original List Price Received*	0.0%	99.7%	--	0.0%	99.7%	--
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

