

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

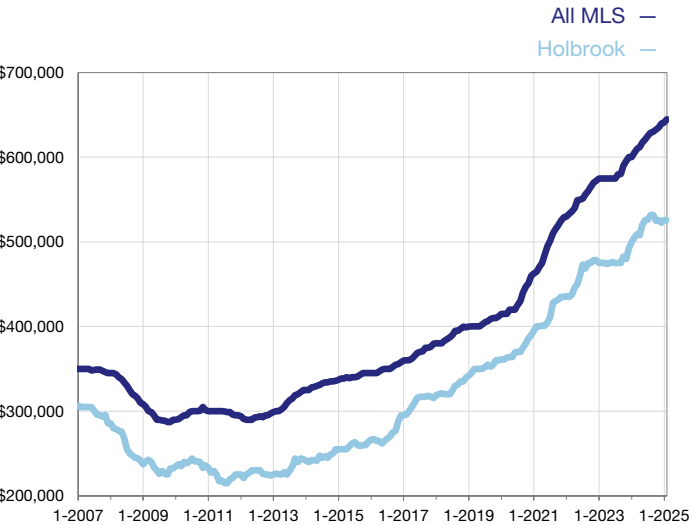
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	13	9	- 30.8%
Closed Sales	4	6	+ 50.0%	9	11	+ 22.2%
Median Sales Price*	\$512,600	\$520,000	+ 1.4%	\$480,200	\$501,000	+ 4.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	21	39	+ 85.7%	28	31	+ 10.7%
Percent of Original List Price Received*	100.7%	103.5%	+ 2.8%	97.9%	103.0%	+ 5.2%
New Listings	6	2	- 66.7%	12	9	- 25.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$704,900	--	\$0	\$704,900	--
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	0	12	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	1	0	- 100.0%	2	0	- 100.0%

* 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

