

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

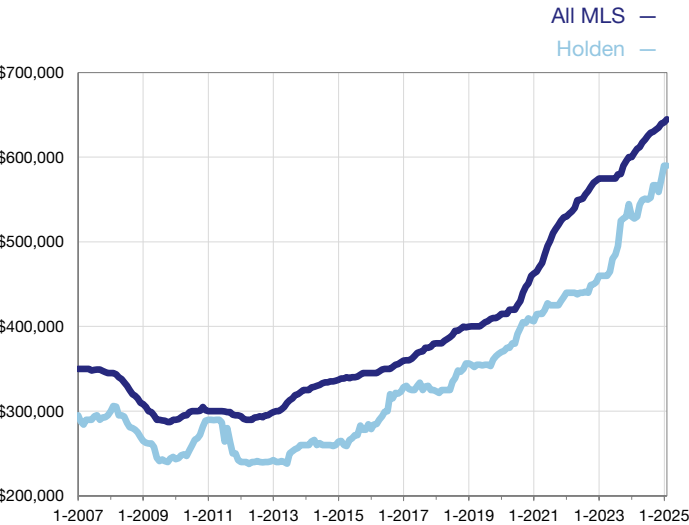
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	15	22	+ 46.7%
Closed Sales	6	17	+ 183.3%	18	23	+ 27.8%
Median Sales Price*	\$420,000	\$580,000	+ 38.1%	\$475,000	\$600,000	+ 26.3%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	40	41	+ 2.5%	36	39	+ 8.3%
Percent of Original List Price Received*	102.1%	98.5%	- 3.5%	100.8%	98.3%	- 2.5%
New Listings	12	11	- 8.3%	21	23	+ 9.5%

\* 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	2	5	+ 150.0%	3	7	+ 133.3%
Closed Sales	0	0	--	0	6	--
Median Sales Price*	\$0	\$0	--	\$0	\$449,995	--
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	45	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	99.7%	--
New Listings	2	4	+ 100.0%	3	8	+ 166.7%

\* 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

