

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 5 | 1 | - 80.0% | 94 | 109 | + 16.0% |
| Closed Sales | 7 | 9 | + 28.6% | 94 | 111 | + 18.1% |
| Median Sales Price* | \$490,000 | \$576,000 | + 17.6% | \$522,500 | \$535,000 | + 2.4% |
| Inventory of Homes for Sale | 11 | 9 | - 18.2% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.0 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 34 | + 88.9% | 33 | 31 | - 6.1% |
| Percent of Original List Price Received* | 103.4% | 97.6% | - 5.6% | 101.3% | 100.7% | - 0.6% |
| New Listings | 5 | 4 | - 20.0% | 100 | 122 | + 22.0% |

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

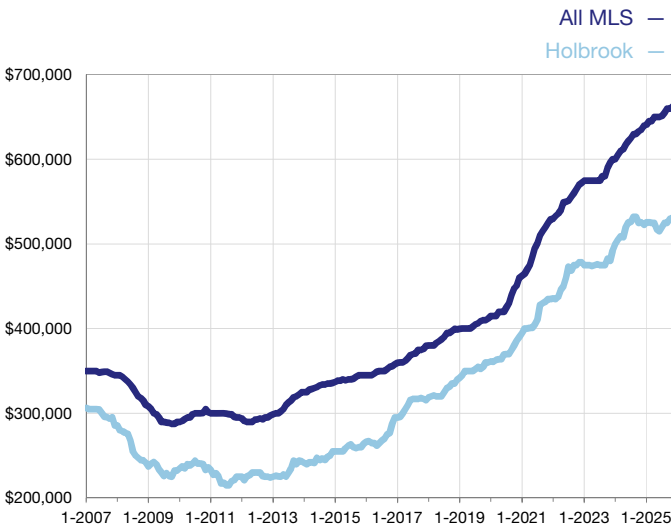
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 13 | 10 | - 23.1% |
| Closed Sales | 1 | 1 | 0.0% | 13 | 11 | - 15.4% |
| Median Sales Price* | \$300,000 | \$485,000 | + 61.7% | \$460,000 | \$499,900 | + 8.7% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.6 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 76 | + 261.9% | 33 | 37 | + 12.1% |
| Percent of Original List Price Received* | 100.0% | 100.0% | 0.0% | 102.3% | 99.4% | - 2.8% |
| New Listings | 0 | 0 | -- | 12 | 15 | + 25.0% |

* 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

