

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	6	- 40.0%	158	195	+ 23.4%
Closed Sales	13	12	- 7.7%	159	191	+ 20.1%
Median Sales Price*	\$620,000	\$544,000	- 12.3%	\$575,000	\$580,000	+ 0.9%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	31	73	+ 135.5%	31	36	+ 16.1%
Percent of Original List Price Received*	100.4%	97.3%	- 3.1%	101.5%	99.9%	- 1.6%
New Listings	8	8	0.0%	199	224	+ 12.6%

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

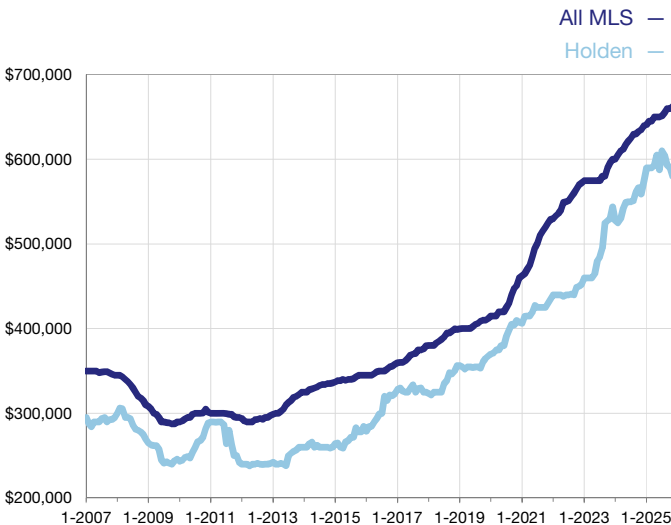
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	1	- 80.0%	26	40	+ 53.8%
Closed Sales	3	2	- 33.3%	21	45	+ 114.3%
Median Sales Price*	\$315,000	\$432,450	+ 37.3%	\$375,000	\$366,000	- 2.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	42	34	- 19.0%
Percent of Original List Price Received*	99.6%	100.0%	+ 0.4%	99.7%	98.2%	- 1.5%
New Listings	1	1	0.0%	29	46	+ 58.6%

* 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

