

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	6	+ 50.0%	9	8	- 11.1%
Closed Sales	6	1	- 83.3%	11	4	- 63.6%
Median Sales Price*	\$520,000	\$375,000	- 27.9%	\$501,000	\$514,000	+ 2.6%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	39	92	+ 135.9%	31	55	+ 77.4%
Percent of Original List Price Received*	103.5%	100.0%	- 3.4%	103.0%	99.2%	- 3.7%
New Listings	2	4	+ 100.0%	9	10	+ 11.1%

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

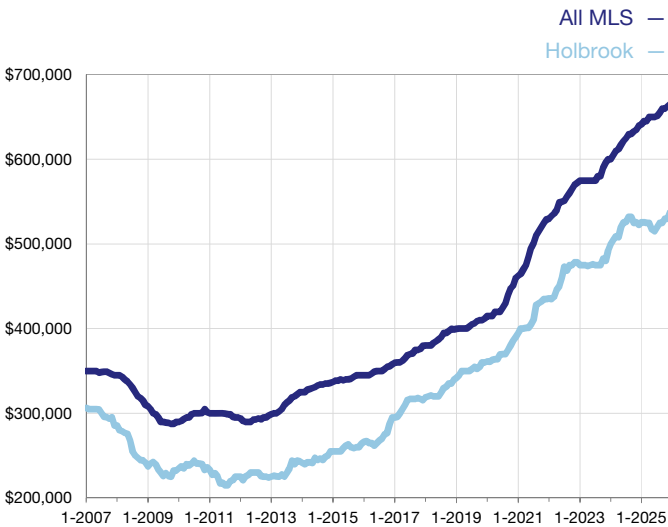
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$704,900	\$0	- 100.0%	\$704,900	\$545,000	- 22.7%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	12	49	+ 308.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	99.1%	- 0.9%
New Listings	0	2	--	0	2	--

* 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

