

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	4	- 42.9%	20	17	- 15.0%
Closed Sales	17	8	- 52.9%	23	21	- 8.7%
Median Sales Price*	\$580,000	<b>\$607,000</b>	+ 4.7%	\$600,000	<b>\$635,000</b>	+ 5.8%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	41	71	+ 73.2%	39	61	+ 56.4%
Percent of Original List Price Received*	98.5%	100.9%	+ 2.4%	98.3%	99.1%	+ 0.8%
New Listings	11	6	- 45.5%	22	15	- 31.8%

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

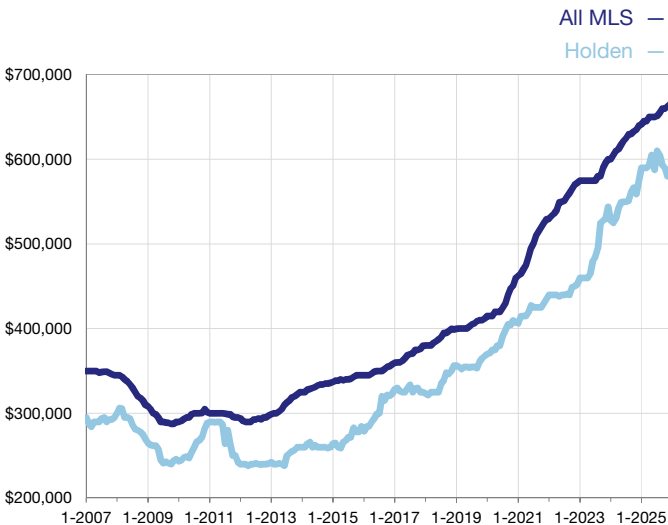
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	6	4	- 33.3%
Closed Sales	0	1	--	6	2	- 66.7%
Median Sales Price*	\$0	<b>\$340,000</b>	--	\$449,995	<b>\$365,000</b>	- 18.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	39	--	45	38	- 15.6%
Percent of Original List Price Received*	0.0%	100.0%	--	99.7%	98.8%	- 0.9%
New Listings	4	3	- 25.0%	8	5	- 37.5%

\* 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

