

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	13	+ 225.0%	13	19	+ 46.2%
Closed Sales	3	6	+ 100.0%	14	10	- 28.6%
Median Sales Price*	\$525,000	\$557,816	+ 6.3%	\$520,000	\$536,816	+ 3.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	34	39	+ 14.7%	32	46	+ 43.8%
Percent of Original List Price Received*	98.5%	99.3%	+ 0.8%	102.0%	99.3%	- 2.6%
New Listings	5	9	+ 80.0%	14	19	+ 35.7%

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

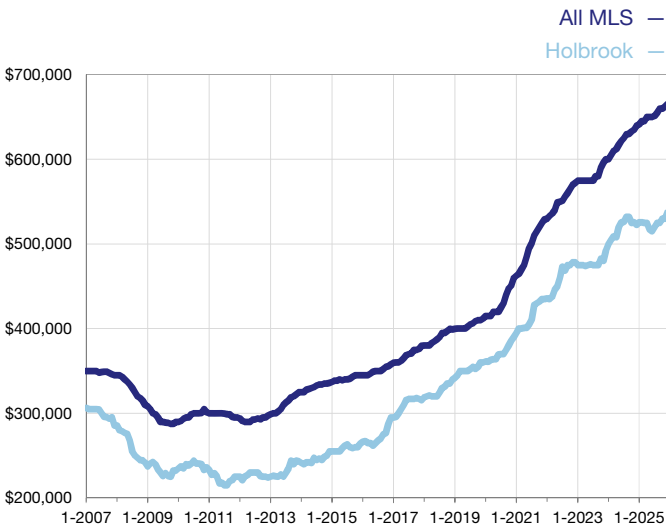
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$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	0	0	--	12	49	+ 308.3%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	99.1%	- 0.9%
New Listings	1	1	0.0%	1	3	+ 200.0%

* 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

