

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	13	+ 8.3%	25	29	+ 16.0%
Closed Sales	7	7	0.0%	21	18	- 14.3%
Median Sales Price*	\$520,000	\$625,000	+ 20.2%	\$520,000	\$587,500	+ 13.0%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	41	36	- 12.2%	35	40	+ 14.3%
Percent of Original List Price Received*	100.2%	103.3%	+ 3.1%	101.4%	101.3%	- 0.1%
New Listings	19	18	- 5.3%	33	37	+ 12.1%

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

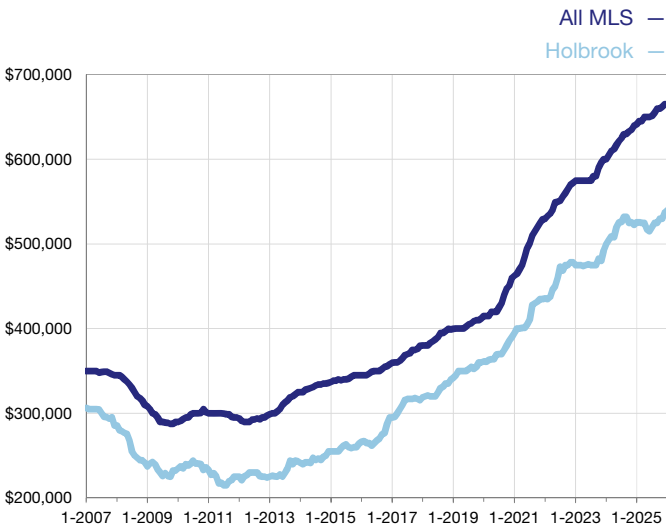
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	2	2	0.0%	3	2	- 33.3%
Median Sales Price*	\$410,000	\$478,450	+ 16.7%	\$505,000	\$478,450	- 5.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	10	96	+ 860.0%	10	96	+ 860.0%
Percent of Original List Price Received*	100.1%	100.3%	+ 0.2%	100.1%	100.3%	+ 0.2%
New Listings	2	1	- 50.0%	3	4	+ 33.3%

* 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

