

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Holden

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	22	- 4.3%	56	50	- 10.7%
Closed Sales	13	9	- 30.8%	45	41	- 8.9%
Median Sales Price*	\$635,000	<b>\$615,000</b>	- 3.1%	\$610,000	<b>\$615,000</b>	+ 0.8%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	30	47	+ 56.7%
Percent of Original List Price Received*	103.1%	<b>102.9%</b>	- 0.2%	99.4%	<b>100.4%</b>	+ 1.0%
New Listings	30	35	+ 16.7%	74	71	- 4.1%

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

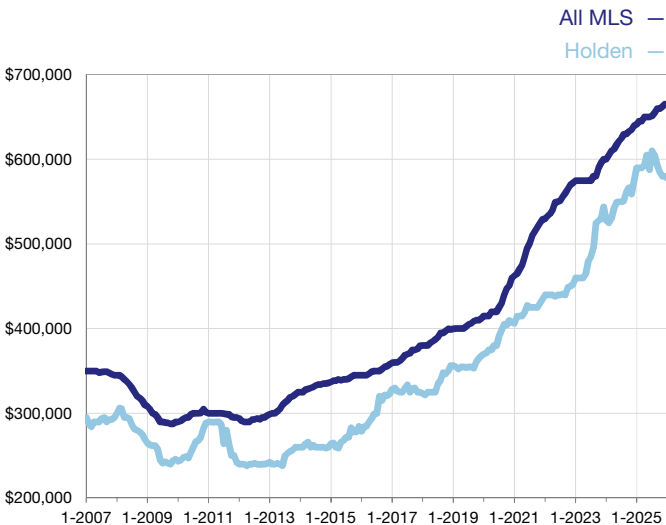
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	11	9	- 18.2%
Closed Sales	2	0	- 100.0%	15	6	- 60.0%
Median Sales Price*	\$408,500	<b>\$0</b>	- 100.0%	\$355,000	<b>\$367,000</b>	+ 3.4%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	32	23	- 28.1%
Percent of Original List Price Received*	102.0%	<b>0.0%</b>	- 100.0%	99.6%	<b>99.8%</b>	+ 0.2%
New Listings	7	7	0.0%	20	19	- 5.0%

\* 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

