

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

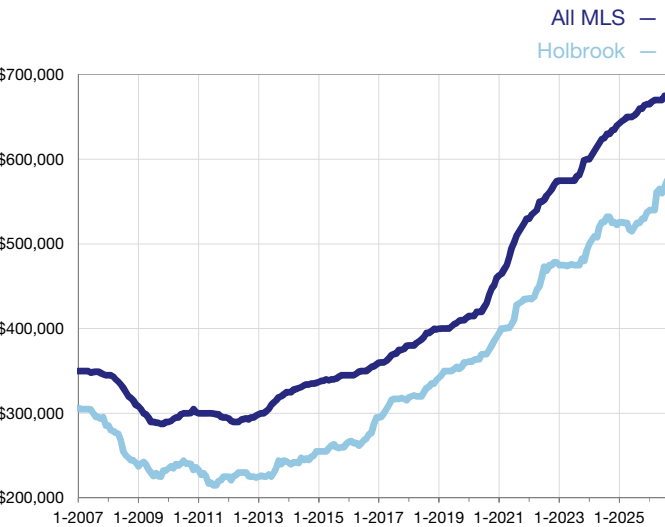
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	76	65	- 14.5%
Closed Sales	14	9	- 35.7%	73	56	- 23.3%
Median Sales Price*	\$575,000	\$617,000	+ 7.3%	\$540,000	\$576,750	+ 6.8%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	30	30	0.0%
Percent of Original List Price Received*	100.4%	101.0%	+ 0.6%	101.6%	101.9%	+ 0.3%
New Listings	12	15	+ 25.0%	91	91	0.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	7	11	+ 57.1%
Closed Sales	0	0	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$0	--	\$505,000	\$467,000	- 7.5%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.2	0.5	- 84.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	10	83	+ 730.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	100.1%	0.0%
New Listings	4	2	- 50.0%	14	11	- 21.4%

* 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

