

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

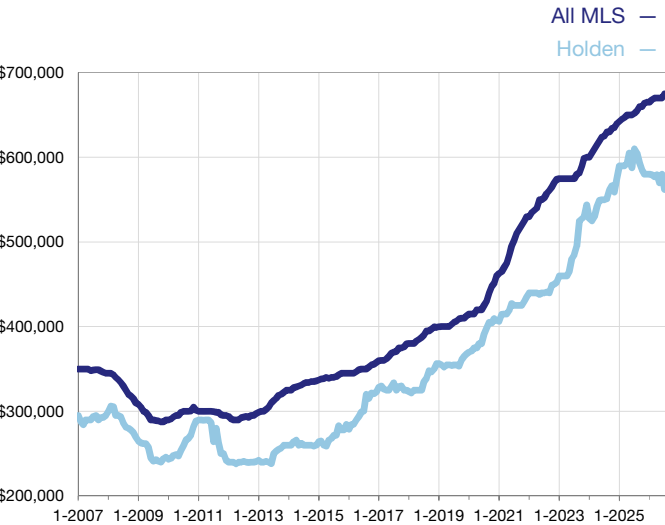
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	18	0.0%	133	122	- 8.3%
Closed Sales	14	22	+ 57.1%	121	116	- 4.1%
Median Sales Price*	\$502,450	\$586,450	+ 16.7%	\$615,000	\$581,950	- 5.4%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	24	29	+ 20.8%	31	35	+ 12.9%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	100.8%	100.9%	+ 0.1%
New Listings	17	14	- 17.6%	163	161	- 1.2%

* 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	4	+ 33.3%	30	24	- 20.0%
Closed Sales	5	6	+ 20.0%	32	21	- 34.4%
Median Sales Price*	\$405,000	\$415,750	+ 2.7%	\$370,000	\$360,000	- 2.7%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	3.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	48	29	- 39.6%	33	27	- 18.2%
Percent of Original List Price Received*	95.1%	98.9%	+ 4.0%	98.6%	98.9%	+ 0.3%
New Listings	3	5	+ 66.7%	38	36	- 5.3%

* 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

