

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holbrook

Single-Family Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	17	+ 54.5%	87	77	- 11.5%
Closed Sales	8	11	+ 37.5%	81	67	- 17.3%
Median Sales Price*	\$630,000	\$499,900	- 20.7%	\$540,000	\$558,000	+ 3.3%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 12.8%	31	32	+ 3.2%
Percent of Original List Price Received*	95.6%	95.9%	+ 0.3%	101.0%	100.9%	- 0.1%
New Listings	11	16	+ 45.5%	102	105	+ 2.9%

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

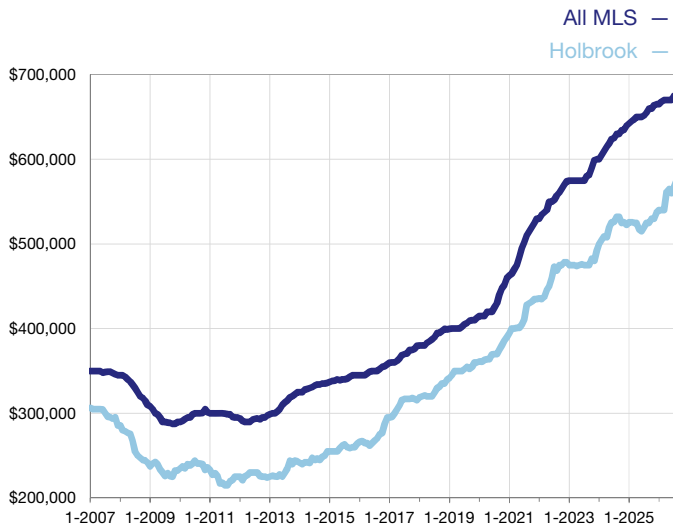
Condominium Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	9	11	+ 22.2%
Closed Sales	4	2	- 50.0%	7	9	+ 28.6%
Median Sales Price*	\$426,450	\$505,000	+ 18.4%	\$499,900	\$489,900	- 2.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	53	31	- 41.5%	35	71	+ 102.9%
Percent of Original List Price Received*	99.9%	99.6%	- 0.3%	100.0%	100.0%	0.0%
New Listings	1	1	0.0%	15	11	- 26.7%

* 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

