

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

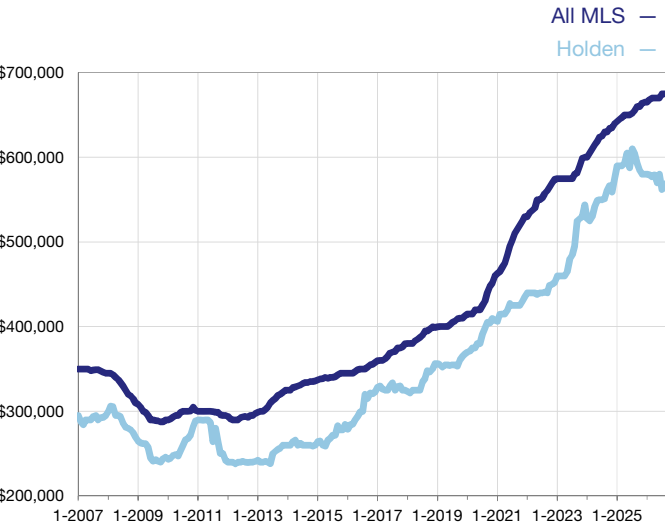
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	18	- 10.0%	153	137	- 10.5%
Closed Sales	24	17	- 29.2%	145	134	- 7.6%
Median Sales Price*	\$570,000	\$631,000	+ 10.7%	\$605,000	\$591,500	- 2.2%
Inventory of Homes for Sale	27	34	+ 25.9%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	47	53	+ 12.8%	34	37	+ 8.8%
Percent of Original List Price Received*	94.9%	97.6%	+ 2.8%	99.8%	100.5%	+ 0.7%
New Listings	21	19	- 9.5%	184	178	- 3.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	34	27	- 20.6%
Closed Sales	3	2	- 33.3%	35	23	- 34.3%
Median Sales Price*	\$335,000	\$342,500	+ 2.2%	\$366,000	\$359,000	- 1.9%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	2.9	+ 262.5%	--	--	--
Cumulative Days on Market Until Sale	39	39	0.0%	33	28	- 15.2%
Percent of Original List Price Received*	93.8%	98.6%	+ 5.1%	98.2%	98.8%	+ 0.6%
New Listings	3	2	- 33.3%	41	37	- 9.8%

* 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

