Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Holbrook

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**10**	+ 25.0%	95	**85**	- 10.5%
Closed Sales	7	**14**	+ 100.0%	88	**81**	- 8.0%
Median Sales Price*	$525,000	**$605,000**	+ 15.2%	$537,500	**$560,000**	+ 4.2%
Inventory of Homes for Sale	16	**28**	+ 75.0%	--	--	--
Months Supply of Inventory	1.7	**3.4**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	**25**	- 19.4%	31	**31**	0.0%
Percent of Original List Price Received*	101.0%	**98.7%**	- 2.3%	101.0%	**100.5%**	- 0.5%
New Listings	10	**19**	+ 90.0%	112	**123**	+ 9.8%

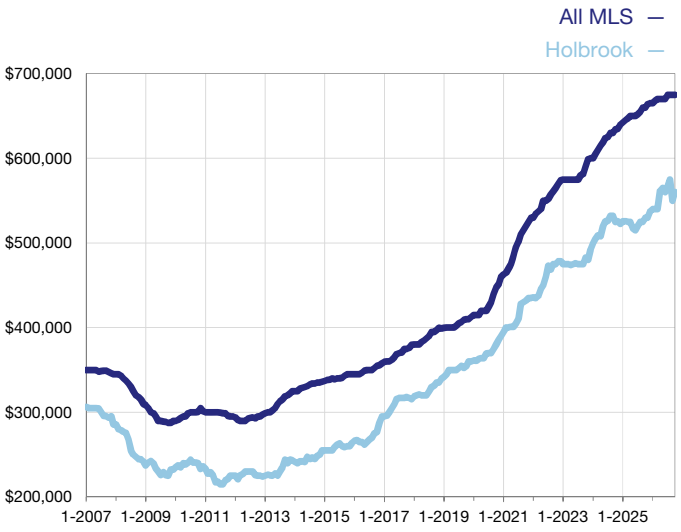
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

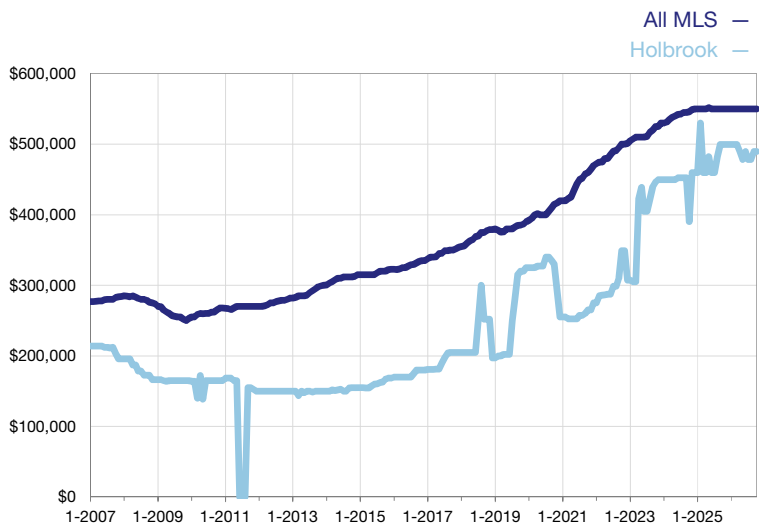
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	9	**11**	+ 22.2%
Closed Sales	3	**1**	- 66.7%	10	**10**	0.0%
Median Sales Price*	$499,900	**$539,000**	+ 7.8%	$499,900	**$489,950**	- 2.0%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	2.4	**1.6**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	**20**	- 33.3%	33	**66**	+ 100.0%
Percent of Original List Price Received*	97.8%	**100.0%**	+ 2.2%	99.3%	**100.0%**	+ 0.7%
New Listings	0	**2**	--	15	**14**	- 6.7%

* 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



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