Local Market Update – October 2026

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

Holden

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**13**	- 23.5%	170	**146**	- 14.1%
Closed Sales	22	**11**	- 50.0%	167	**145**	- 13.2%
Median Sales Price*	$520,500	**$550,000**	+ 5.7%	$590,000	**$590,000**	0.0%
Inventory of Homes for Sale	29	**31**	+ 6.9%	--	--	--
Months Supply of Inventory	1.8	**2.2**	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	33	**44**	+ 33.3%	34	**38**	+ 11.8%
Percent of Original List Price Received*	102.3%	**97.5%**	- 4.7%	100.1%	**100.2%**	+ 0.1%
New Listings	20	**14**	- 30.0%	204	**189**	- 7.4%

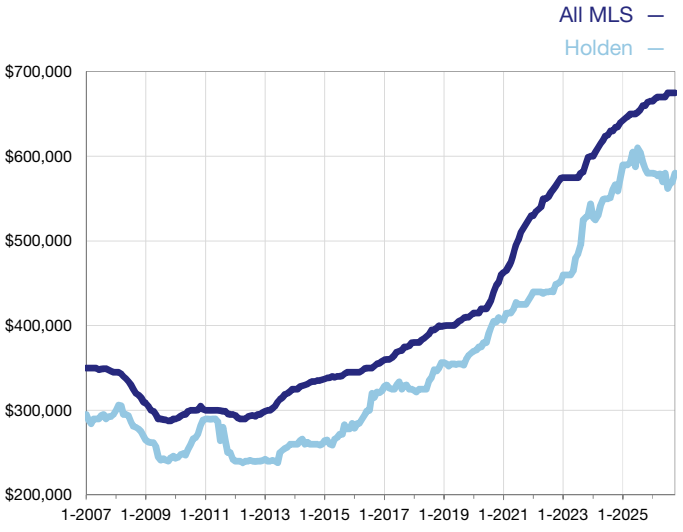
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

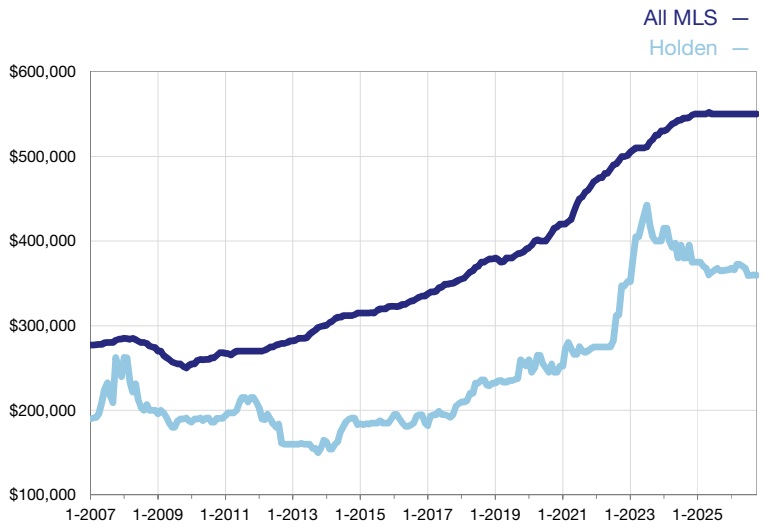
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**6**	+ 200.0%	36	**30**	- 16.7%
Closed Sales	3	**0**	- 100.0%	38	**23**	- 39.5%
Median Sales Price*	$435,000	**$0**	- 100.0%	$368,000	**$359,000**	- 2.4%
Inventory of Homes for Sale	3	**10**	+ 233.3%	--	--	--
Months Supply of Inventory	0.8	**3.2**	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	22	**0**	- 100.0%	32	**28**	- 12.5%
Percent of Original List Price Received*	97.8%	**0.0%**	- 100.0%	98.2%	**98.8%**	+ 0.6%
New Listings	3	**4**	+ 33.3%	44	**42**	- 4.5%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.