

Local Market Update – January 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holden

Single-Family Properties

Key Metrics	January			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	17	19	+ 11.8%	17	19	+ 11.8%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Median Sales Price*	\$291,500	\$212,000	- 27.3%	\$291,500	\$212,000	- 27.3%
Inventory of Homes for Sale	75	57	- 24.0%	--	--	--
Months Supply of Inventory	3.9	2.5	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	88	86	- 2.3%	88	86	- 2.3%
Percent of Original List Price Received*	92.2%	92.1%	- 0.1%	92.2%	92.1%	- 0.1%
New Listings	19	21	+ 10.5%	19	21	+ 10.5%

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

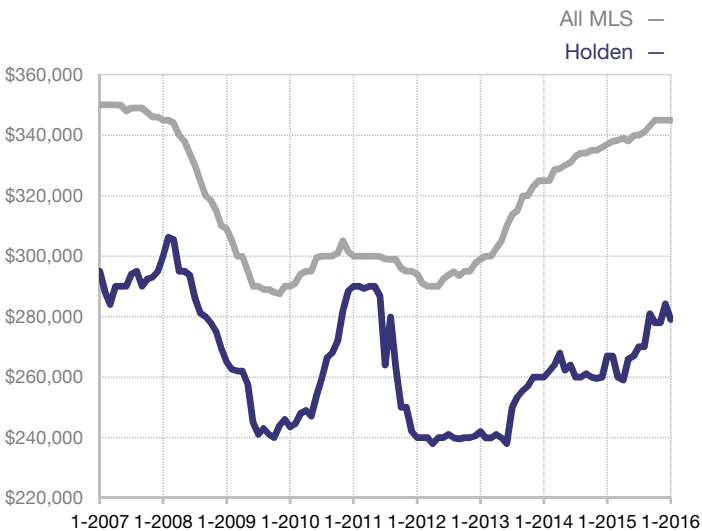
Condominium Properties

Key Metrics	January			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Median Sales Price*	\$146,250	\$195,000	+ 33.3%	\$146,250	\$195,000	+ 33.3%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	5.8	4.1	- 29.3%	--	--	--
Cumulative Days on Market Until Sale	337	80	- 76.3%	337	80	- 76.3%
Percent of Original List Price Received*	94.2%	97.5%	+ 3.5%	94.2%	97.5%	+ 3.5%
New Listings	1	9	+ 800.0%	1	9	+ 800.0%

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

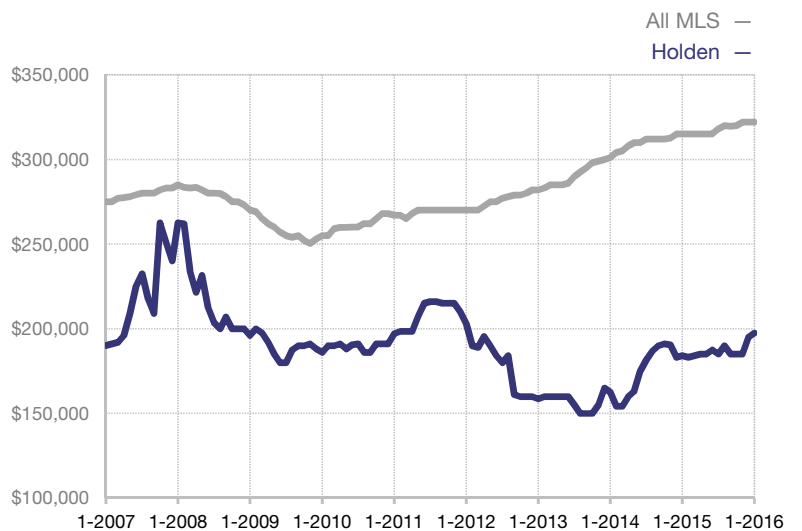
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

