

# Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	25	+ 92.3%	157	193	+ 22.9%
Closed Sales	24	37	+ 54.2%	145	162	+ 11.7%
Median Sales Price*	\$551,500	<b>\$633,000</b>	+ 14.8%	\$550,000	<b>\$592,603</b>	+ 7.7%
Inventory of Homes for Sale	50	32	- 36.0%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--
Cumulative Days on Market Until Sale	59	44	- 25.4%	60	51	- 15.0%
Percent of Original List Price Received*	94.7%	<b>99.3%</b>	+ 4.9%	96.8%	<b>97.9%</b>	+ 1.1%
New Listings	12	24	+ 100.0%	217	233	+ 7.4%

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

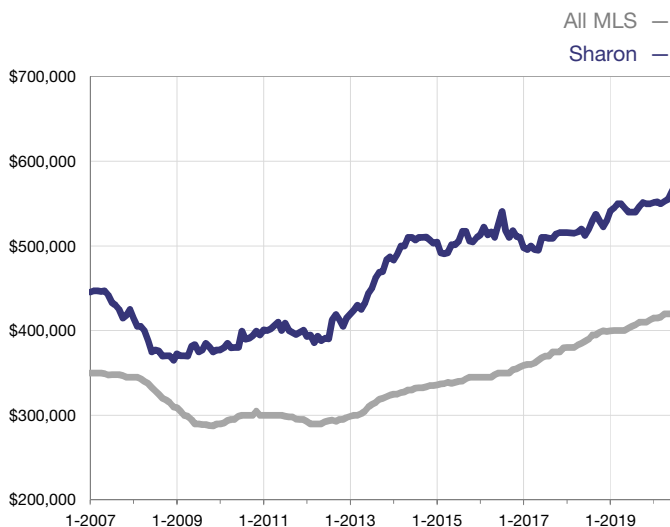
### Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	4	+ 300.0%	22	27	+ 22.7%
Closed Sales	2	7	+ 250.0%	22	24	+ 9.1%
Median Sales Price*	\$210,000	<b>\$635,000</b>	+ 202.4%	\$214,250	<b>\$453,000</b>	+ 111.4%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	5.9	6.4	+ 8.5%	--	--	--
Cumulative Days on Market Until Sale	49	73	+ 49.0%	63	60	- 4.8%
Percent of Original List Price Received*	99.9%	<b>98.9%</b>	- 1.0%	95.4%	<b>99.7%</b>	+ 4.5%
New Listings	1	2	+ 100.0%	43	40	- 7.0%

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

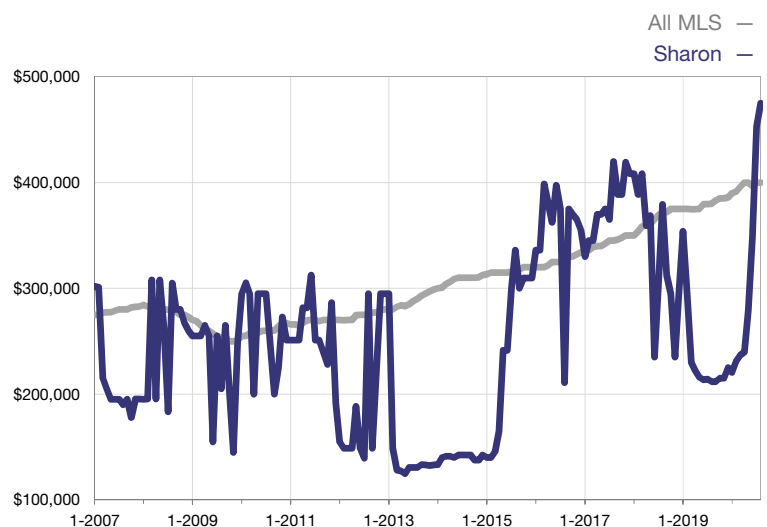
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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