

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	71	43	- 39.4%
Closed Sales	11	4	- 63.6%	78	40	- 48.7%
Median Sales Price*	\$482,500	\$544,500	+ 12.8%	\$450,000	\$532,500	+ 18.3%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	17	52	+ 205.9%	26	29	+ 11.5%
Percent of Original List Price Received*	103.1%	91.6%	- 11.2%	104.4%	104.6%	+ 0.2%
New Listings	11	7	- 36.4%	87	53	- 39.1%

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

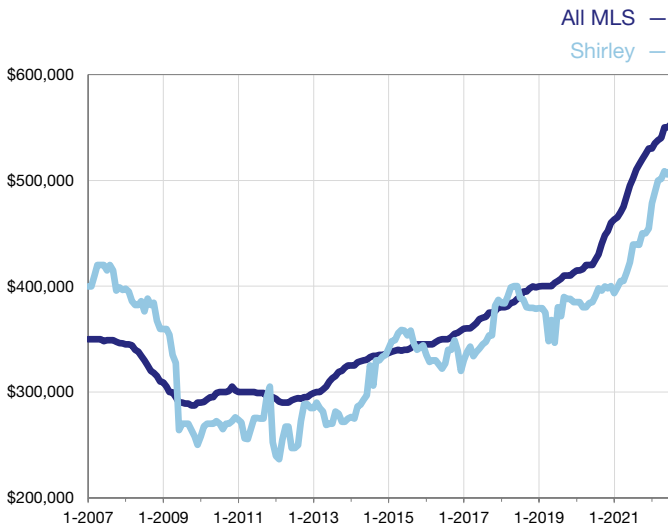
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	2	- 33.3%	12	8	- 33.3%
Closed Sales	0	1	--	11	9	- 18.2%
Median Sales Price*	\$0	\$400,000	--	\$258,500	\$303,000	+ 17.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	33	20	- 39.4%
Percent of Original List Price Received*	0.0%	100.0%	--	106.2%	107.1%	+ 0.8%
New Listings	4	3	- 25.0%	13	15	+ 15.4%

* 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

