

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	12	- 40.0%	236	185	- 21.6%
Closed Sales	18	12	- 33.3%	230	199	- 13.5%
Median Sales Price*	\$780,000	\$680,000	- 12.8%	\$677,500	\$775,000	+ 14.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	31	32	+ 3.2%
Percent of Original List Price Received*	100.2%	98.2%	- 2.0%	102.7%	100.5%	- 2.1%
New Listings	13	7	- 46.2%	255	213	- 16.5%

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

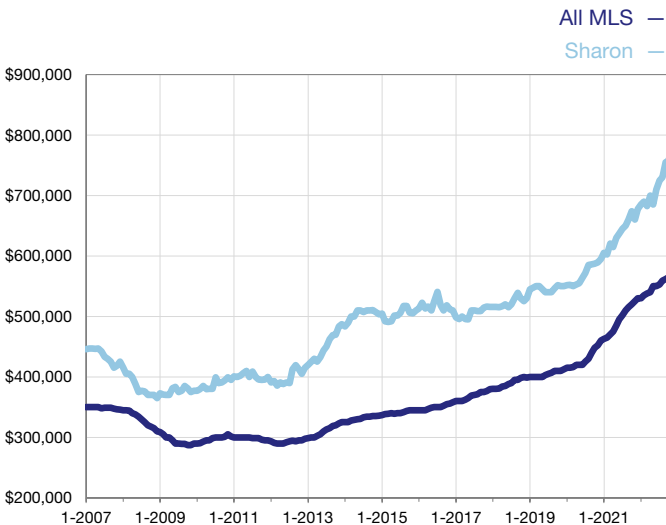
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	48	21	- 56.3%
Closed Sales	3	1	- 66.7%	47	22	- 53.2%
Median Sales Price*	\$435,000	\$790,000	+ 81.6%	\$472,500	\$614,500	+ 30.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	114	79	- 30.7%	111	39	- 64.9%
Percent of Original List Price Received*	95.2%	92.9%	- 2.4%	98.4%	101.7%	+ 3.4%
New Listings	0	1	--	46	23	- 50.0%

* 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

