

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	92	58	- 37.0%
Closed Sales	14	8	- 42.9%	104	57	- 45.2%
Median Sales Price*	\$542,500	\$359,750	- 33.7%	\$454,475	\$508,000	+ 11.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	36	28	- 22.2%	28	28	0.0%
Percent of Original List Price Received*	100.4%	104.5%	+ 4.1%	103.5%	104.4%	+ 0.9%
New Listings	0	5	--	103	69	- 33.0%

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

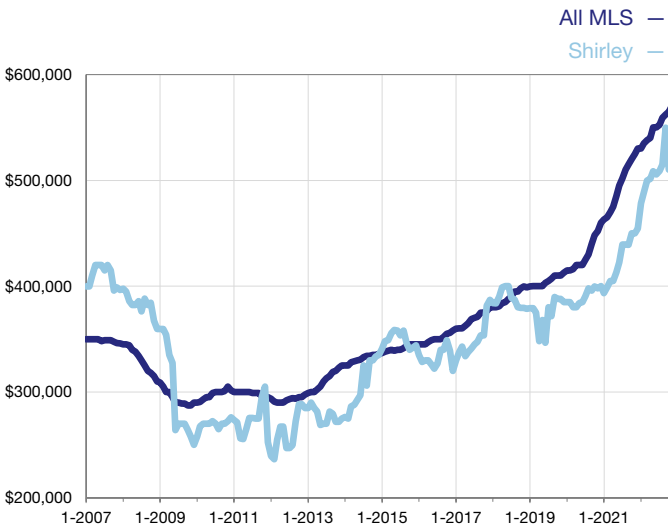
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	16	10	- 37.5%
Closed Sales	2	0	- 100.0%	16	11	- 31.3%
Median Sales Price*	\$222,950	\$0	- 100.0%	\$262,250	\$303,000	+ 15.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	42	0	- 100.0%	31	20	- 35.5%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	105.1%	106.0%	+ 0.9%
New Listings	1	0	- 100.0%	16	17	+ 6.3%

* 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

