

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	17	10	- 41.2%	17	10	- 41.2%
Median Sales Price*	\$490,000	\$539,000	+ 10.0%	\$490,000	\$539,000	+ 10.0%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 25.9%	27	34	+ 25.9%
Percent of Original List Price Received*	100.8%	97.1%	- 3.7%	100.8%	97.1%	- 3.7%
New Listings	11	12	+ 9.1%	11	12	+ 9.1%

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

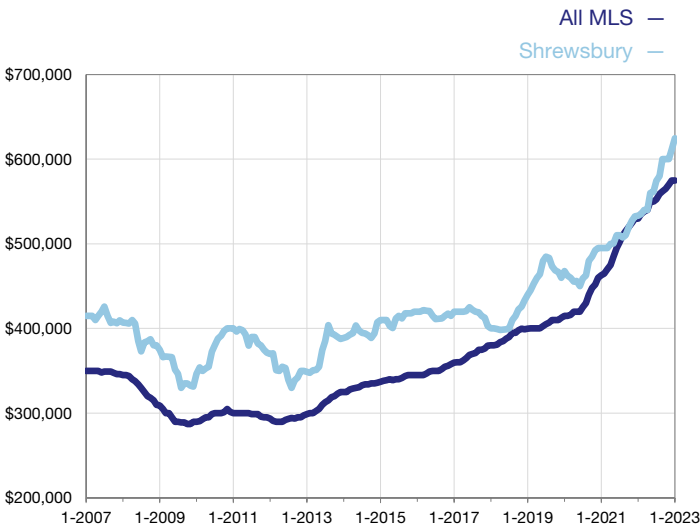
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$327,500	\$430,000	+ 31.3%	\$327,500	\$430,000	+ 31.3%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	24	24	0.0%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	100.3%	99.3%	- 1.0%
New Listings	6	4	- 33.3%	6	4	- 33.3%

* 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

