Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Shirley

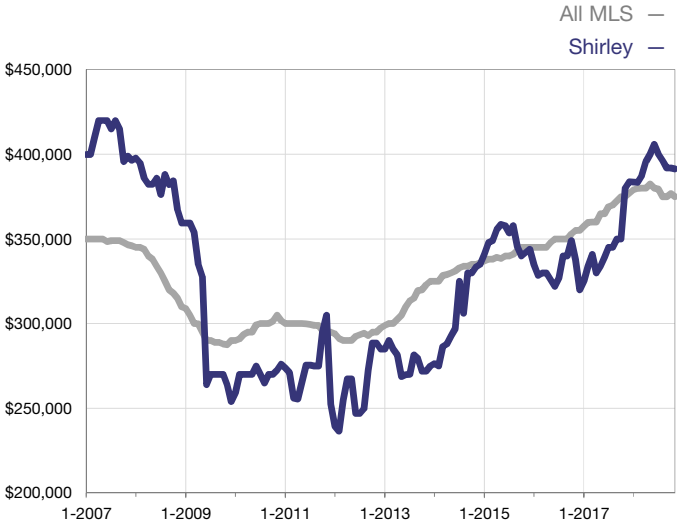
Single-Family Properties	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	4	**3**	- 25.0%	66	**71**	+ 7.6%
Closed Sales	5	**8**	+ 60.0%	67	**73**	+ 9.0%
Median Sales Price*	$415,000	**$417,500**	+ 0.6%	$383,900	**$378,500**	- 1.4%
Inventory of Homes for Sale	18	**11**	- 38.9%	--	--	--
Months Supply of Inventory	3.0	**1.7**	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	39	**50**	+ 28.2%	82	**53**	- 35.4%
Percent of Original List Price Received*	115.4%	**99.4%**	- 13.9%	98.4%	**98.3%**	- 0.1%
New Listings	8	**4**	- 50.0%	90	**90**	0.0%

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

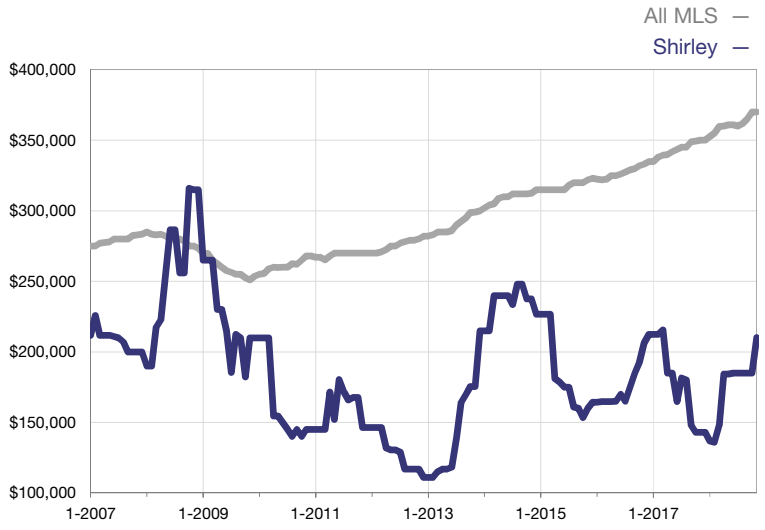
Condominium Properties	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**4**	--	6	**10**	+ 66.7%
Closed Sales	1	**1**	0.0%	8	**6**	- 25.0%
Median Sales Price*	$183,750	**$160,000**	- 12.9%	$142,975	**$178,500**	+ 24.8%
Inventory of Homes for Sale	2	**2**	0.0%	--	--	--
Months Supply of Inventory	1.3	**1.3**	0.0%	--	--	--
Cumulative Days on Market Until Sale	51	**59**	+ 15.7%	110	**60**	- 45.5%
Percent of Original List Price Received*	97.2%	**94.7%**	- 2.6%	94.5%	**92.1%**	- 2.5%
New Listings	0	**1**	--	10	**11**	+ 10.0%

* 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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