

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	8	- 11.1%	48	42	- 12.5%
Closed Sales	9	6	- 33.3%	39	35	- 10.3%
Median Sales Price*	\$324,900	\$389,000	+ 19.7%	\$380,000	\$384,999	+ 1.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	51	51	0.0%
Percent of Original List Price Received*	101.6%	99.6%	- 2.0%	98.2%	98.4%	+ 0.2%
New Listings	5	9	+ 80.0%	61	60	- 1.6%

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

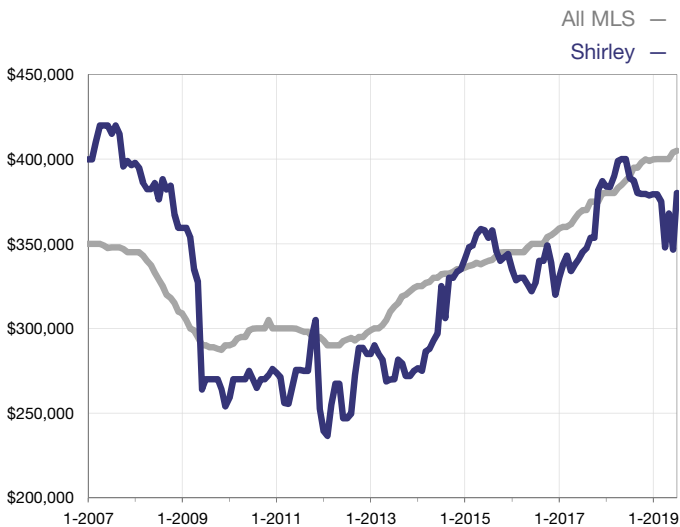
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	0	1	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$165,000	--	\$185,000	\$174,900	- 5.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	83	38	- 54.2%
Percent of Original List Price Received*	0.0%	98.5%	--	90.9%	93.8%	+ 3.2%
New Listings	1	1	0.0%	5	4	- 20.0%

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

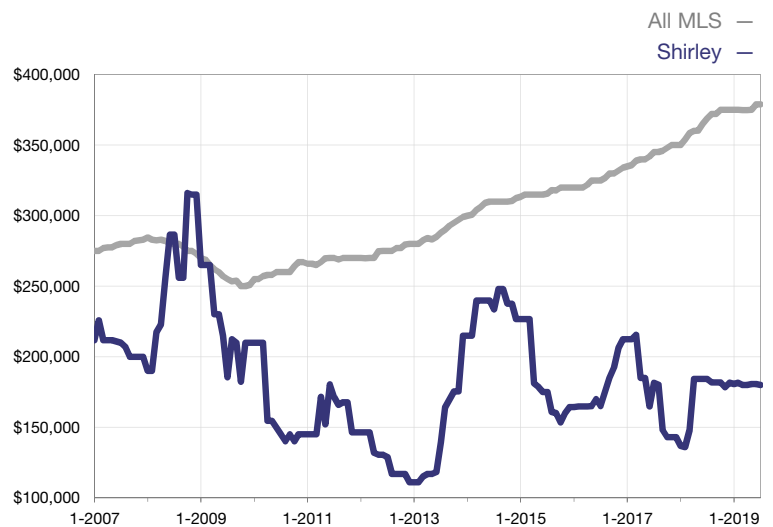
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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