Local Market Update – November 2020

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

Shirley

Single-Family Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**7**	+ 250.0%	57	**82**	+ 43.9%
Closed Sales	4	**5**	+ 25.0%	57	**66**	+ 15.8%
Median Sales Price*	$407,500	**$410,000**	+ 0.6%	$389,900	**$401,250**	+ 2.9%
Inventory of Homes for Sale	14	**4**	- 71.4%	--	--	--
Months Supply of Inventory	2.6	**0.7**	- 73.1%	--	--	--
Cumulative Days on Market Until Sale	32	**14**	- 56.3%	47	**43**	- 8.5%
Percent of Original List Price Received*	95.1%	**104.4%**	+ 9.8%	97.7%	**100.8%**	+ 3.2%
New Listings	5	**3**	- 40.0%	78	**82**	+ 5.1%

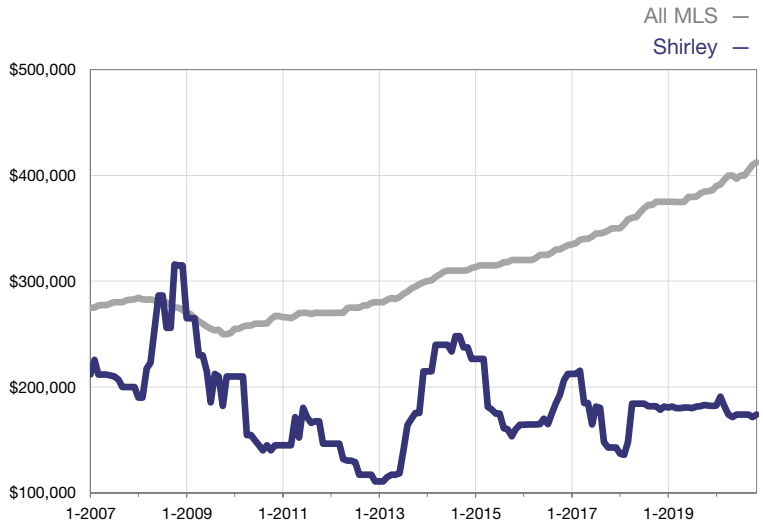
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**1**	--	8	**10**	+ 25.0%
Closed Sales	2	**1**	- 50.0%	11	**9**	- 18.2%
Median Sales Price*	$168,000	**$187,500**	+ 11.6%	$182,000	**$174,000**	- 4.4%
Inventory of Homes for Sale	2	**1**	- 50.0%	--	--	--
Months Supply of Inventory	1.3	**0.8**	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	21	**12**	- 42.9%	33	**84**	+ 154.5%
Percent of Original List Price Received*	100.8%	**98.7%**	- 2.1%	96.3%	**97.6%**	+ 1.3%
New Listings	0	**0**	--	10	**10**	0.0%

* 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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