

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	8	- 20.0%	25	18	- 28.0%
Closed Sales	8	4	- 50.0%	18	18	0.0%
Median Sales Price*	\$318,000	<b>\$409,950</b>	+ 28.9%	\$336,450	<b>\$400,250</b>	+ 19.0%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	39	- 17.0%	66	28	- 57.6%
Percent of Original List Price Received*	97.5%	101.6%	+ 4.2%	97.6%	102.8%	+ 5.3%
New Listings	8	8	0.0%	21	24	+ 14.3%

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

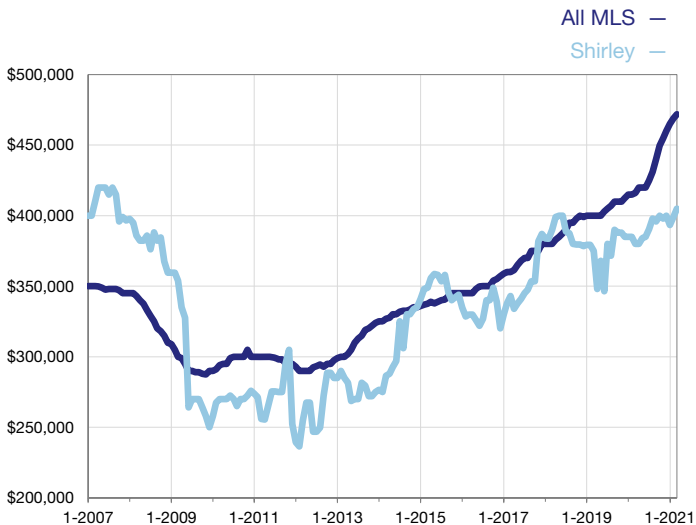
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	4	3	- 25.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Median Sales Price*	\$161,000	<b>\$202,000</b>	+ 25.5%	\$230,500	<b>\$231,250</b>	+ 0.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	45	8	- 82.2%	52	59	+ 13.5%
Percent of Original List Price Received*	97.6%	108.7%	+ 11.4%	95.7%	100.6%	+ 5.1%
New Listings	0	1	--	2	3	+ 50.0%

\* 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

