

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	33	+ 200.0%	69	82	+ 18.8%
Closed Sales	18	17	- 5.6%	40	59	+ 47.5%
Median Sales Price*	\$635,000	<b>\$595,000</b>	- 6.3%	\$551,000	<b>\$625,000</b>	+ 13.4%
Inventory of Homes for Sale	44	11	- 75.0%	--	--	--
Months Supply of Inventory	2.7	0.5	- 81.5%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.8%	67	44	- 34.3%
Percent of Original List Price Received*	100.2%	<b>105.8%</b>	+ 5.6%	97.4%	<b>101.0%</b>	+ 3.7%
New Listings	16	28	+ 75.0%	108	83	- 23.1%

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

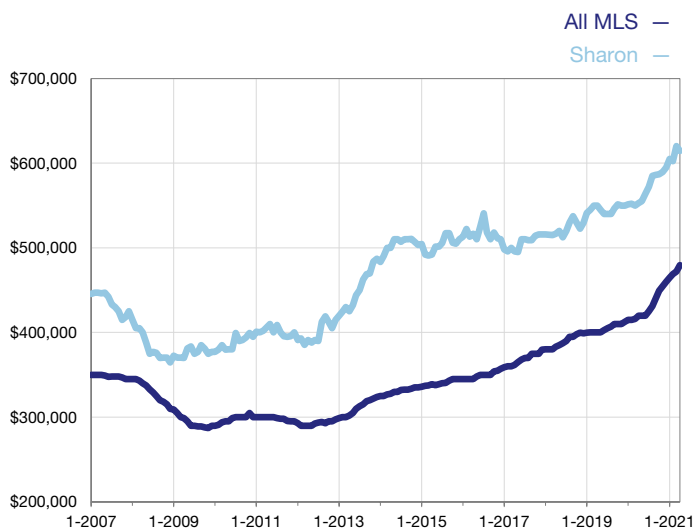
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	14	22	+ 57.1%
Closed Sales	2	7	+ 250.0%	8	12	+ 50.0%
Median Sales Price*	\$496,500	<b>\$415,000</b>	- 16.4%	\$277,500	<b>\$428,500</b>	+ 54.4%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	5.3	2.2	- 58.5%	--	--	--
Cumulative Days on Market Until Sale	55	122	+ 121.8%	32	120	+ 275.0%
Percent of Original List Price Received*	96.9%	<b>98.4%</b>	+ 1.5%	100.7%	<b>98.7%</b>	- 2.0%
New Listings	4	3	- 25.0%	19	18	- 5.3%

\* 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

