

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	13	+ 333.3%	28	31	+ 10.7%
Closed Sales	2	8	+ 300.0%	20	26	+ 30.0%
Median Sales Price*	\$328,500	\$345,000	+ 5.0%	\$334,000	\$394,500	+ 18.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	135	33	- 75.6%	73	29	- 60.3%
Percent of Original List Price Received*	96.2%	103.9%	+ 8.0%	97.4%	103.1%	+ 5.9%
New Listings	6	13	+ 116.7%	27	37	+ 37.0%

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

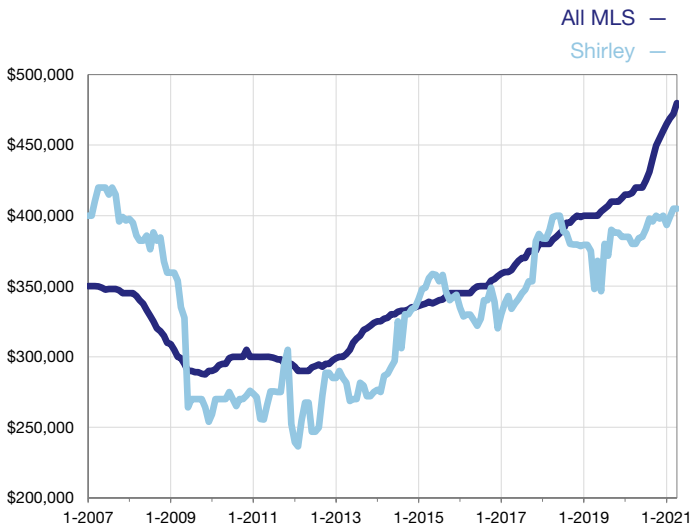
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	4	4	0.0%
Closed Sales	2	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$159,500	\$0	- 100.0%	\$165,000	\$231,250	+ 40.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	282	0	- 100.0%	167	59	- 64.7%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	96.5%	100.6%	+ 4.2%
New Listings	0	1	--	2	4	+ 100.0%

* 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

