

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	44	+ 131.6%	89	106	+ 19.1%
Closed Sales	23	20	- 13.0%	85	57	- 32.9%
Median Sales Price*	\$402,900	\$615,000	+ 52.6%	\$449,000	\$487,000	+ 8.5%
Inventory of Homes for Sale	48	22	- 54.2%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	45	32	- 28.9%	74	39	- 47.3%
Percent of Original List Price Received*	98.6%	104.8%	+ 6.3%	96.7%	101.6%	+ 5.1%
New Listings	14	54	+ 285.7%	123	119	- 3.3%

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

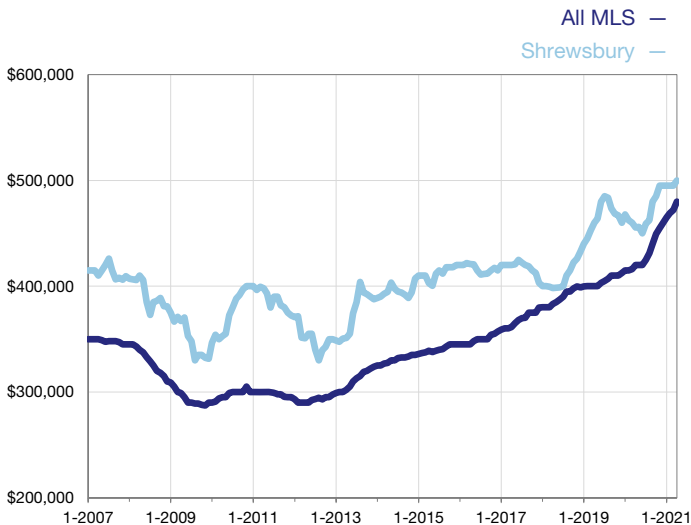
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	17	+ 112.5%	39	44	+ 12.8%
Closed Sales	9	9	0.0%	28	30	+ 7.1%
Median Sales Price*	\$391,000	\$424,000	+ 8.4%	\$362,500	\$293,000	- 19.2%
Inventory of Homes for Sale	25	9	- 64.0%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	153	42	- 72.5%	106	44	- 58.5%
Percent of Original List Price Received*	97.6%	103.1%	+ 5.6%	97.8%	101.1%	+ 3.4%
New Listings	9	21	+ 133.3%	50	48	- 4.0%

* 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

