

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	20	- 13.0%	92	100	+ 8.7%
Closed Sales	23	21	- 8.7%	63	80	+ 27.0%
Median Sales Price*	\$585,000	<b>\$815,000</b>	+ 39.3%	\$552,000	<b>\$692,500</b>	+ 25.5%
Inventory of Homes for Sale	49	11	- 77.6%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	47	31	- 34.0%	59	40	- 32.2%
Percent of Original List Price Received*	96.0%	<b>106.4%</b>	+ 10.8%	96.9%	<b>102.4%</b>	+ 5.7%
New Listings	29	24	- 17.2%	137	105	- 23.4%

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

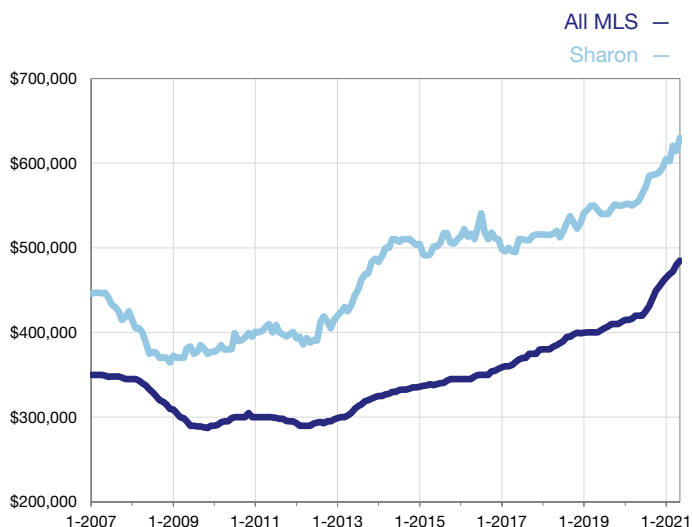
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	7	+ 600.0%	15	29	+ 93.3%
Closed Sales	3	6	+ 100.0%	11	18	+ 63.6%
Median Sales Price*	\$209,900	<b>\$455,000</b>	+ 116.8%	\$237,000	<b>\$446,000</b>	+ 88.2%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	6.9	2.6	- 62.3%	--	--	--
Cumulative Days on Market Until Sale	8	50	+ 525.0%	26	97	+ 273.1%
Percent of Original List Price Received*	99.1%	<b>99.6%</b>	+ 0.5%	100.3%	<b>99.0%</b>	- 1.3%
New Listings	3	8	+ 166.7%	22	27	+ 22.7%

\* 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

