

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	9	+ 28.6%	35	39	+ 11.4%
Closed Sales	7	11	+ 57.1%	27	37	+ 37.0%
Median Sales Price*	\$472,000	<b>\$450,000</b>	- 4.7%	\$355,000	<b>\$420,000</b>	+ 18.3%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>20</b>	- 23.1%	61	<b>26</b>	- 57.4%
Percent of Original List Price Received*	100.1%	<b>108.9%</b>	+ 8.8%	98.1%	<b>104.9%</b>	+ 6.9%
New Listings	7	7	0.0%	34	44	+ 29.4%

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

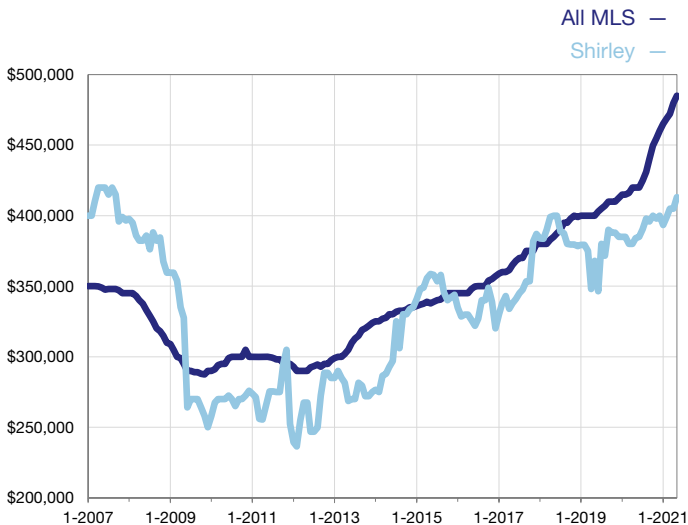
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	0	2	--	4	6	+ 50.0%
Median Sales Price*	\$0	<b>\$270,000</b>	--	\$165,000	<b>\$231,250</b>	+ 40.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	<b>17</b>	--	167	<b>45</b>	- 73.1%
Percent of Original List Price Received*	0.0%	<b>107.1%</b>	--	96.5%	<b>102.7%</b>	+ 6.4%
New Listings	0	0	--	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

