

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	37	34	- 8.1%	126	137	+ 8.7%
Closed Sales	29	31	+ 6.9%	114	89	- 21.9%
Median Sales Price*	\$495,000	\$505,375	+ 2.1%	\$454,250	\$501,750	+ 10.5%
Inventory of Homes for Sale	55	22	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	58	22	- 62.1%	70	34	- 51.4%
Percent of Original List Price Received*	98.0%	104.2%	+ 6.3%	97.0%	102.4%	+ 5.6%
New Listings	47	34	- 27.7%	170	153	- 10.0%

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

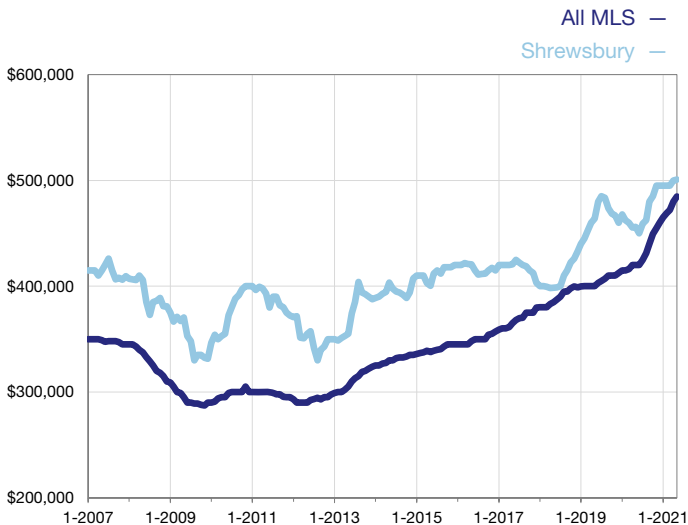
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	9	+ 28.6%	45	53	+ 17.8%
Closed Sales	6	8	+ 33.3%	34	38	+ 11.8%
Median Sales Price*	\$387,450	\$195,950	- 49.4%	\$367,000	\$263,000	- 28.3%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--
Months Supply of Inventory	3.5	1.0	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	18	49	+ 172.2%	90	45	- 50.0%
Percent of Original List Price Received*	98.2%	103.2%	+ 5.1%	97.9%	101.5%	+ 3.7%
New Listings	13	8	- 38.5%	63	56	- 11.1%

* 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

