

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	3	- 72.7%	59	35	- 40.7%
Closed Sales	9	6	- 33.3%	56	31	- 44.6%
Median Sales Price*	\$495,000	<b>\$507,500</b>	+ 2.5%	\$439,500	<b>\$508,000</b>	+ 15.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.4</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	<b>25</b>	+ 25.0%	25	<b>26</b>	+ 4.0%
Percent of Original List Price Received*	107.0%	<b>99.9%</b>	- 6.6%	104.9%	<b>106.6%</b>	+ 1.6%
New Listings	13	<b>1</b>	- 92.3%	68	<b>40</b>	- 41.2%

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

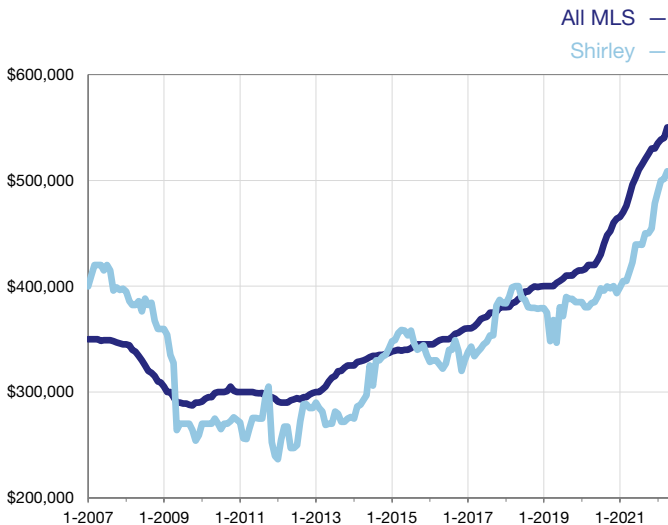
### Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	8	7	- 12.5%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	<b>\$270,000</b>	--	\$231,250	<b>\$314,000</b>	+ 35.8%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	<b>2.1</b>	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	0	<b>18</b>	--	45	<b>19</b>	- 57.8%
Percent of Original List Price Received*	0.0%	<b>112.5%</b>	--	102.7%	<b>111.2%</b>	+ 8.3%
New Listings	2	7	+ 250.0%	9	11	+ 22.2%

\* 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

