

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	11	- 38.9%	216	174	- 19.4%
Closed Sales	19	12	- 36.8%	212	187	- 11.8%
Median Sales Price*	\$590,000	<b>\$732,500</b>	+ 24.2%	\$675,000	<b>\$790,000</b>	+ 17.0%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	30	31	+ 3.3%
Percent of Original List Price Received*	98.1%	<b>99.3%</b>	+ 1.2%	102.9%	<b>100.6%</b>	- 2.2%
New Listings	12	6	- 50.0%	242	206	- 14.9%

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

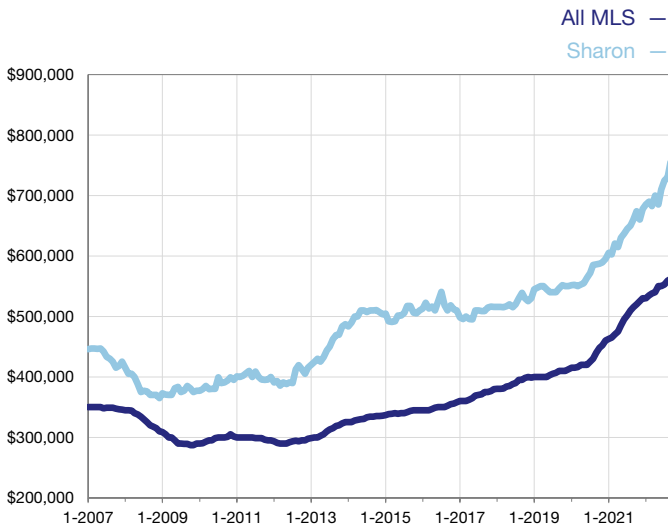
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	3	+ 50.0%	47	21	- 55.3%
Closed Sales	5	2	- 60.0%	44	21	- 52.3%
Median Sales Price*	\$255,000	<b>\$398,500</b>	+ 56.3%	\$476,250	<b>\$600,000</b>	+ 26.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	273	41	- 85.0%	111	38	- 65.8%
Percent of Original List Price Received*	96.7%	<b>94.1%</b>	- 2.7%	98.6%	<b>102.2%</b>	+ 3.7%
New Listings	1	2	+ 100.0%	46	22	- 52.2%

\* 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

