

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	6	- 50.0%	88	54	- 38.6%
Closed Sales	4	6	+ 50.0%	90	49	- 45.6%
Median Sales Price*	\$410,000	\$582,500	+ 42.1%	\$450,000	\$515,000	+ 14.4%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	42	33	- 21.4%	27	28	+ 3.7%
Percent of Original List Price Received*	94.9%	104.2%	+ 9.8%	104.0%	104.4%	+ 0.4%
New Listings	8	4	- 50.0%	103	64	- 37.9%

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

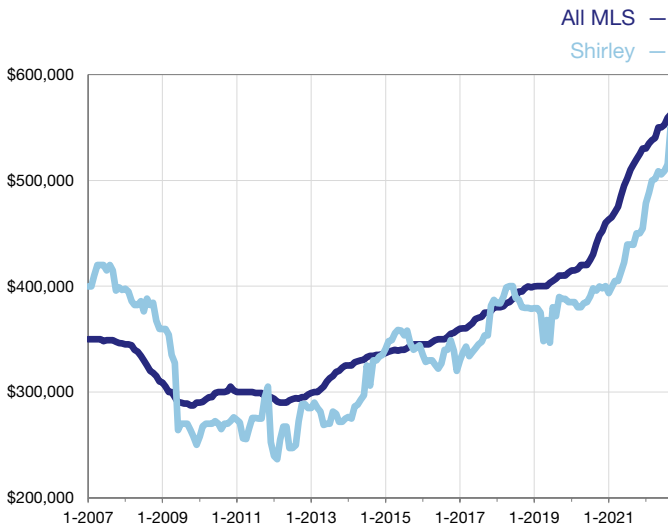
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	14	10	- 28.6%
Closed Sales	1	1	0.0%	14	11	- 21.4%
Median Sales Price*	\$266,000	\$425,000	+ 59.8%	\$262,250	\$303,000	+ 15.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	29	20	- 31.0%
Percent of Original List Price Received*	101.2%	106.3%	+ 5.0%	106.4%	106.0%	- 0.4%
New Listings	1	1	0.0%	15	17	+ 13.3%

* 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

