

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	30	23	- 23.3%	330	323	- 2.1%
Closed Sales	24	20	- 16.7%	311	321	+ 3.2%
Median Sales Price*	\$520,000	\$528,750	+ 1.7%	\$537,000	\$615,000	+ 14.5%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	27	24	- 11.1%
Percent of Original List Price Received*	99.5%	101.4%	+ 1.9%	103.2%	103.7%	+ 0.5%
New Listings	22	16	- 27.3%	378	368	- 2.6%

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

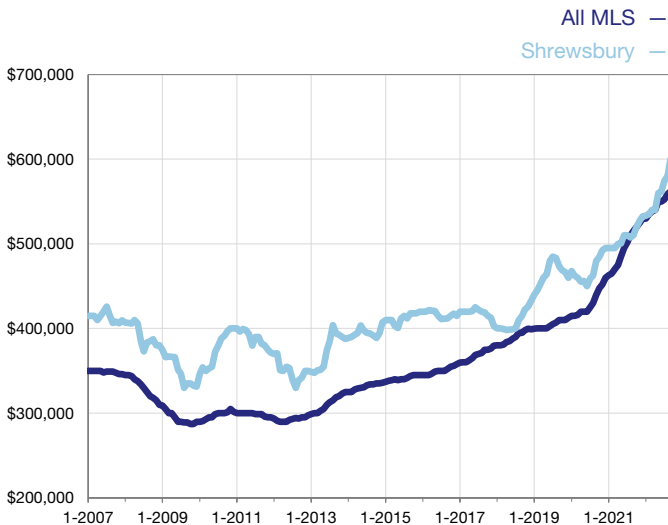
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	5	- 54.5%	120	97	- 19.2%
Closed Sales	13	5	- 61.5%	116	106	- 8.6%
Median Sales Price*	\$399,000	\$460,000	+ 15.3%	\$397,000	\$355,000	- 10.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	28	22	- 21.4%	33	29	- 12.1%
Percent of Original List Price Received*	102.9%	100.1%	- 2.7%	102.3%	102.1%	- 0.2%
New Listings	5	8	+ 60.0%	130	108	- 16.9%

* 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

