

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	20	8	- 60.0%	20	8	- 60.0%
Median Sales Price*	\$740,000	<b>\$580,000</b>	- 21.6%	\$740,000	<b>\$580,000</b>	- 21.6%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	33	49	+ 48.5%	33	49	+ 48.5%
Percent of Original List Price Received*	102.2%	<b>94.3%</b>	- 7.7%	102.2%	<b>94.3%</b>	- 7.7%
New Listings	10	8	- 20.0%	10	8	- 20.0%

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

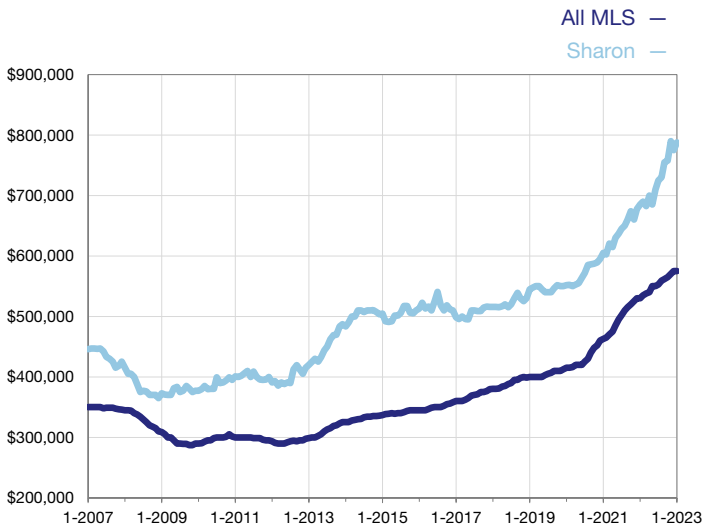
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$600,000	<b>\$515,000</b>	- 14.2%	\$600,000	<b>\$515,000</b>	- 14.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	239	26	- 89.1%	239	26	- 89.1%
Percent of Original List Price Received*	93.8%	<b>93.4%</b>	- 0.4%	93.8%	<b>93.4%</b>	- 0.4%
New Listings	0	0	--	0	0	--

\* 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

