

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	21	15	- 28.6%
Closed Sales	5	7	+ 40.0%	25	15	- 40.0%
Median Sales Price*	\$620,000	\$745,000	+ 20.2%	\$725,000	\$630,500	- 13.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	75	28	- 62.7%	42	39	- 7.1%
Percent of Original List Price Received*	96.7%	98.5%	+ 1.9%	101.1%	96.3%	- 4.7%
New Listings	10	10	0.0%	20	18	- 10.0%

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

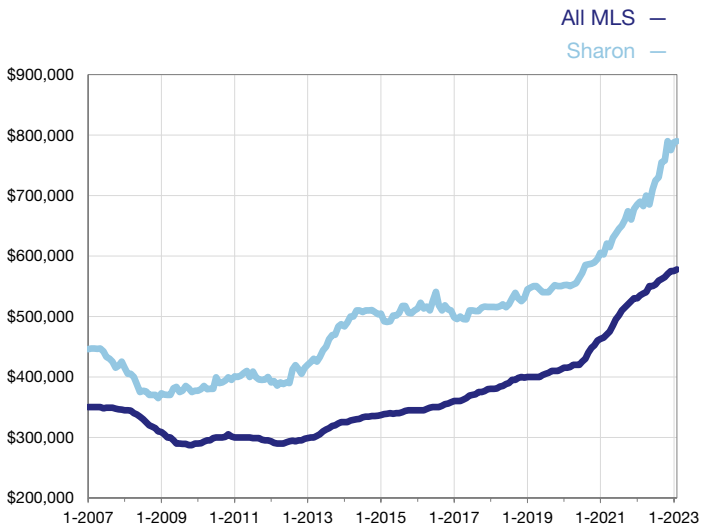
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$700,000	\$1,076,790	+ 53.8%	\$650,000	\$730,000	+ 12.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	21	533	+ 2,438.1%	130	195	+ 50.0%
Percent of Original List Price Received*	100.0%	113.4%	+ 13.4%	96.9%	100.1%	+ 3.3%
New Listings	1	3	+ 200.0%	1	3	+ 200.0%

* 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

