

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	30	25	- 16.7%
Closed Sales	13	10	- 23.1%	38	25	- 34.2%
Median Sales Price*	\$625,000	<b>\$635,175</b>	+ 1.6%	\$662,500	<b>\$630,500</b>	- 4.8%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	0.8	<b>0.9</b>	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	24	<b>58</b>	+ 141.7%	36	<b>46</b>	+ 27.8%
Percent of Original List Price Received*	101.2%	<b>93.4%</b>	- 7.7%	101.2%	<b>95.1%</b>	- 6.0%
New Listings	17	14	- 17.6%	37	32	- 13.5%

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

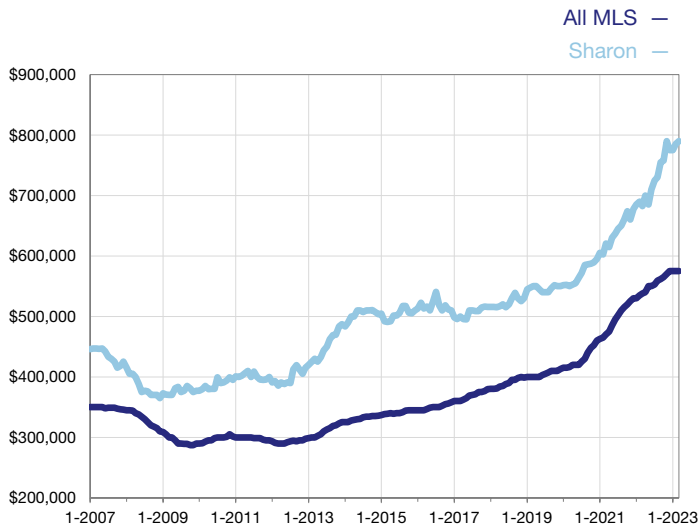
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	2	2	0.0%	4	5	+ 25.0%
Median Sales Price*	\$604,950	<b>\$275,000</b>	- 54.5%	\$650,000	<b>\$325,000</b>	- 50.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.6</b>	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	14	- 57.6%	82	122	+ 48.8%
Percent of Original List Price Received*	103.9%	<b>103.6%</b>	- 0.3%	100.4%	<b>101.5%</b>	+ 1.1%
New Listings	2	1	- 50.0%	3	4	+ 33.3%

\* 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

