

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	11	4	- 63.6%
Closed Sales	5	1	- 80.0%	9	6	- 33.3%
Median Sales Price*	\$508,000	\$400,000	- 21.3%	\$490,000	\$405,000	- 17.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	29	6	- 79.3%	24	27	+ 12.5%
Percent of Original List Price Received*	108.4%	100.3%	- 7.5%	105.6%	101.2%	- 4.2%
New Listings	5	3	- 40.0%	14	9	- 35.7%

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

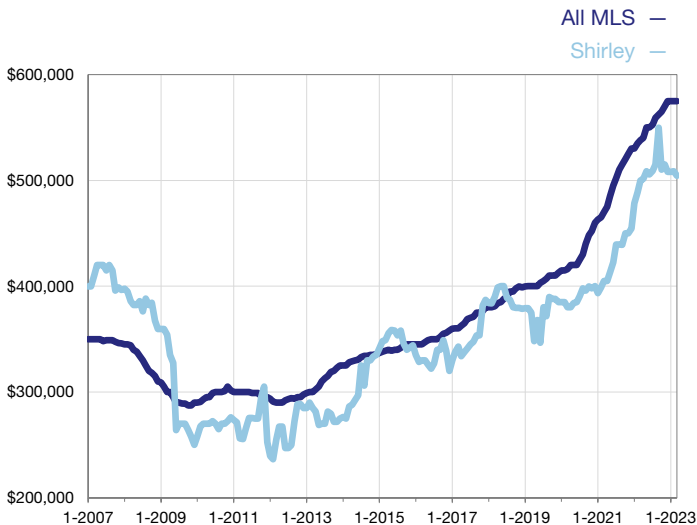
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	5	--
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$420,000	\$410,000	- 2.4%	\$367,000	\$410,000	+ 11.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	21	84	+ 300.0%	27	76	+ 181.5%
Percent of Original List Price Received*	106.4%	98.8%	- 7.1%	103.2%	96.5%	- 6.5%
New Listings	0	2	--	1	5	+ 400.0%

* 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

