

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	27	+ 8.0%	55	47	- 14.5%
Closed Sales	18	11	- 38.9%	47	29	- 38.3%
Median Sales Price*	\$675,500	\$600,000	- 11.2%	\$530,000	\$600,000	+ 13.2%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	35	21	- 40.0%	36	27	- 25.0%
Percent of Original List Price Received*	105.1%	104.3%	- 0.8%	102.3%	99.9%	- 2.3%
New Listings	34	33	- 2.9%	67	53	- 20.9%

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

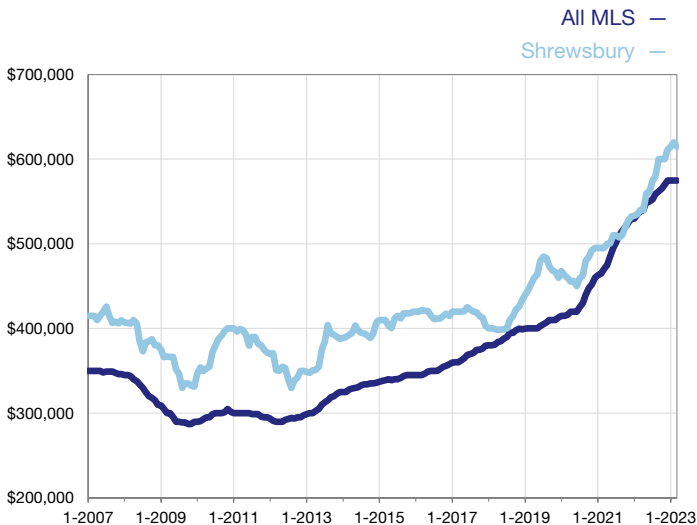
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	3	- 76.9%	28	16	- 42.9%
Closed Sales	14	7	- 50.0%	32	17	- 46.9%
Median Sales Price*	\$447,500	\$440,000	- 1.7%	\$397,950	\$440,000	+ 10.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	41	28	- 31.7%	52	36	- 30.8%
Percent of Original List Price Received*	102.9%	102.4%	- 0.5%	103.0%	100.2%	- 2.7%
New Listings	10	7	- 30.0%	26	20	- 23.1%

* 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

