

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	44	37	- 15.9%
Closed Sales	9	5	- 44.4%	47	30	- 36.2%
Median Sales Price*	\$855,000	\$809,000	- 5.4%	\$710,000	\$684,000	- 3.7%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	35	43	+ 22.9%
Percent of Original List Price Received*	102.9%	98.7%	- 4.1%	101.5%	95.7%	- 5.7%
New Listings	23	19	- 17.4%	60	51	- 15.0%

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

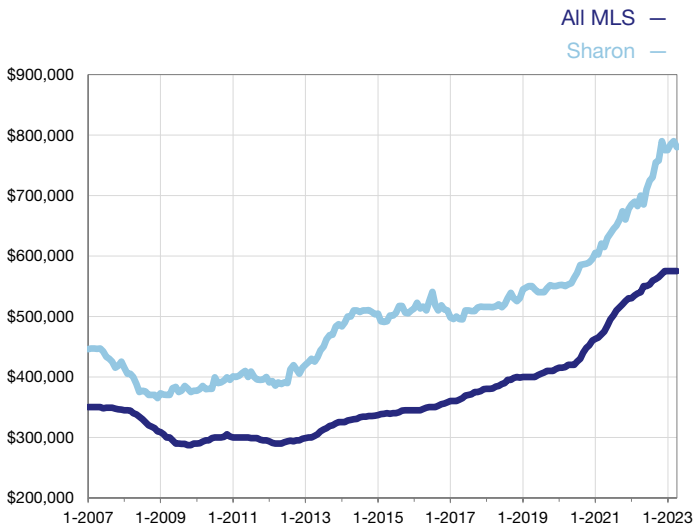
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	5	0.0%
Closed Sales	0	0	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$0	--	\$650,000	\$325,000	- 50.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	82	122	+ 48.8%
Percent of Original List Price Received*	0.0%	0.0%	--	100.4%	101.5%	+ 1.1%
New Listings	4	2	- 50.0%	7	6	- 14.3%

* 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

