

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	10	+ 233.3%	14	14	0.0%
Closed Sales	5	2	- 60.0%	14	8	- 42.9%
Median Sales Price*	\$560,000	\$577,500	+ 3.1%	\$504,000	\$459,500	- 8.8%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	34	44	+ 29.4%	28	31	+ 10.7%
Percent of Original List Price Received*	120.2%	101.9%	- 15.2%	110.8%	101.4%	- 8.5%
New Listings	11	9	- 18.2%	25	18	- 28.0%

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

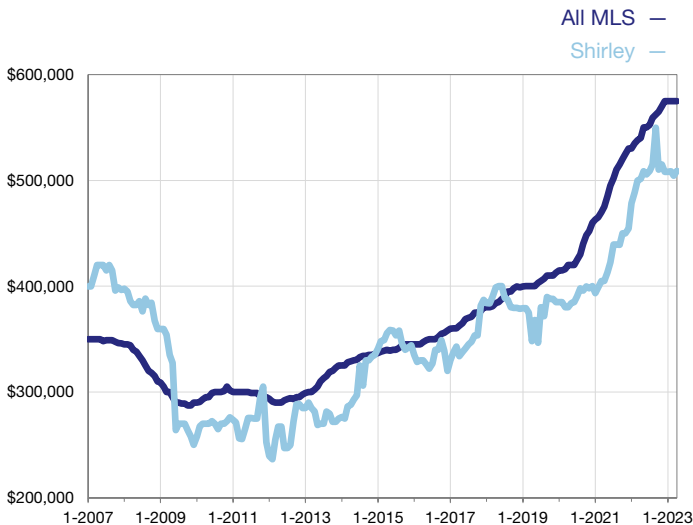
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	6	+ 500.0%
Closed Sales	0	2	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$405,000	--	\$367,000	\$410,000	+ 11.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	12	--	27	44	+ 63.0%
Percent of Original List Price Received*	0.0%	108.7%	--	103.2%	102.6%	- 0.6%
New Listings	1	0	- 100.0%	2	5	+ 150.0%

* 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

