

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	25	- 16.7%	85	69	- 18.8%
Closed Sales	23	17	- 26.1%	70	46	- 34.3%
Median Sales Price*	\$640,000	\$560,000	- 12.5%	\$580,000	\$575,500	- 0.8%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	9	54	+ 500.0%	27	37	+ 37.0%
Percent of Original List Price Received*	110.5%	103.5%	- 6.3%	105.0%	101.2%	- 3.6%
New Listings	45	25	- 44.4%	112	78	- 30.4%

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

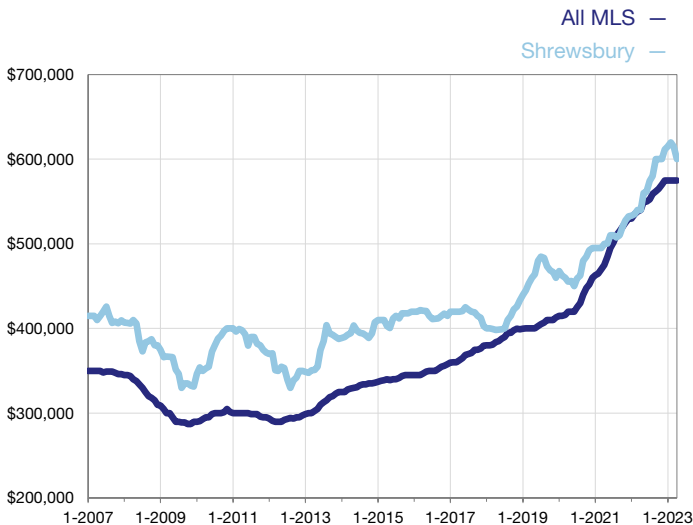
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	38	22	- 42.1%
Closed Sales	11	6	- 45.5%	43	23	- 46.5%
Median Sales Price*	\$265,000	\$432,500	+ 63.2%	\$388,900	\$435,000	+ 11.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	13	7	- 46.2%	42	28	- 33.3%
Percent of Original List Price Received*	104.5%	104.2%	- 0.3%	103.4%	101.3%	- 2.0%
New Listings	15	8	- 46.7%	41	28	- 31.7%

* 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

