

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-------------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 21 | 22 | + 4.8% | 65 | 56 | - 13.8% |
| Closed Sales | 10 | 13 | + 30.0% | 57 | 43 | - 24.6% |
| Median Sales Price* | \$1,111,000 | \$755,000 | - 32.0% | \$730,000 | \$703,000 | - 3.7% |
| Inventory of Homes for Sale | 32 | 24 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.7 | - 10.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 35 | 20 | - 42.9% | 35 | 36 | + 2.9% |
| Percent of Original List Price Received* | 106.0% | 99.2% | - 6.4% | 102.3% | 96.8% | - 5.4% |
| New Listings | 30 | 27 | - 10.0% | 89 | 78 | - 12.4% |

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

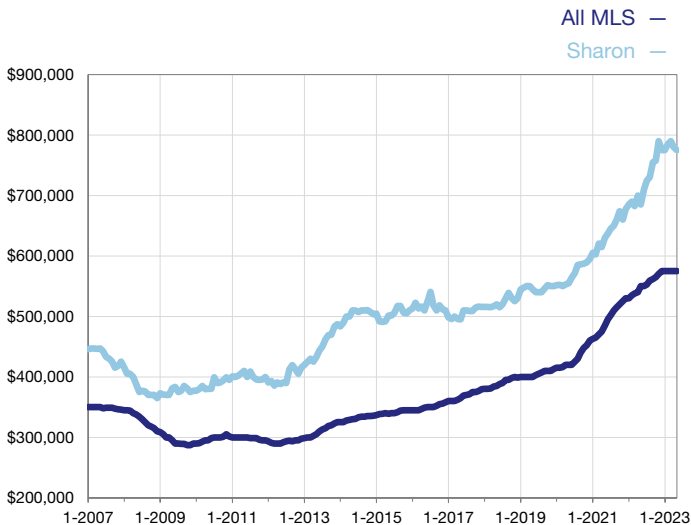
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 2 | - 33.3% | 8 | 7 | - 12.5% |
| Closed Sales | 3 | 2 | - 33.3% | 7 | 7 | 0.0% |
| Median Sales Price* | \$710,000 | \$264,500 | - 62.7% | \$700,000 | \$300,000 | - 57.1% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.2 | + 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 51 | 17 | - 66.7% | 68 | 92 | + 35.3% |
| Percent of Original List Price Received* | 109.5% | 101.9% | - 6.9% | 104.3% | 101.6% | - 2.6% |
| New Listings | 2 | 2 | 0.0% | 9 | 8 | - 11.1% |

* 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

