

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	22	18	- 18.2%
Closed Sales	1	4	+ 300.0%	15	12	- 20.0%
Median Sales Price*	\$707,000	<b>\$427,500</b>	- 39.5%	\$508,000	<b>\$430,000</b>	- 15.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	15	33	+ 120.0%	27	32	+ 18.5%
Percent of Original List Price Received*	102.5%	96.7%	- 5.7%	110.3%	99.8%	- 9.5%
New Listings	8	8	0.0%	33	26	- 21.2%

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

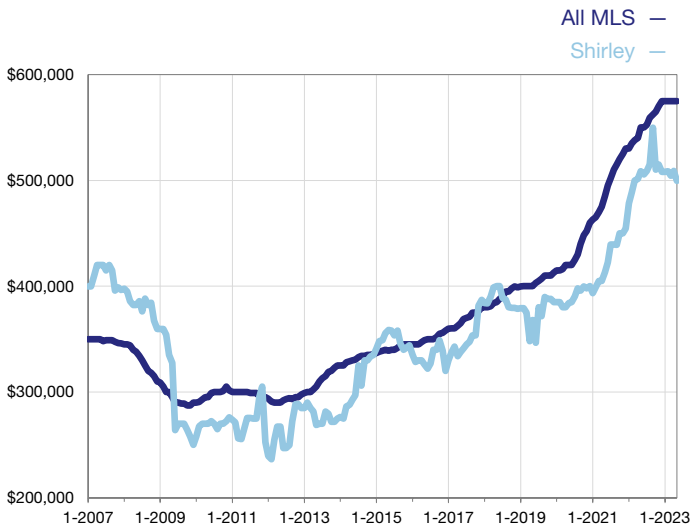
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	6	+ 200.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$303,000	<b>\$0</b>	- 100.0%	\$314,000	<b>\$410,000</b>	+ 30.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	3	0	- 100.0%	19	44	+ 131.6%
Percent of Original List Price Received*	116.5%	0.0%	- 100.0%	107.6%	102.6%	- 4.6%
New Listings	2	0	- 100.0%	3	5	+ 66.7%

\* 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

