

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	35	- 28.6%	134	101	- 24.6%
Closed Sales	34	26	- 23.5%	104	72	- 30.8%
Median Sales Price*	\$640,000	\$720,000	+ 12.5%	\$600,000	\$600,000	0.0%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	27	33	+ 22.2%
Percent of Original List Price Received*	108.5%	103.4%	- 4.7%	106.2%	102.0%	- 4.0%
New Listings	42	37	- 11.9%	150	114	- 24.0%

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

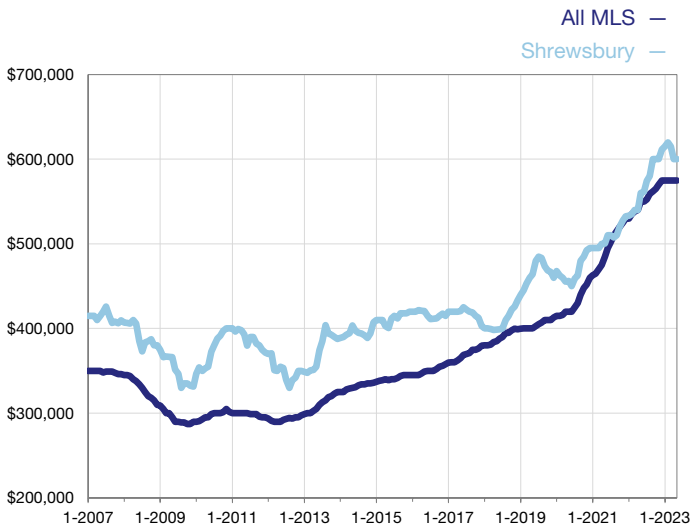
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	15	+ 87.5%	46	35	- 23.9%
Closed Sales	5	2	- 60.0%	48	25	- 47.9%
Median Sales Price*	\$255,000	\$631,950	+ 147.8%	\$372,500	\$440,000	+ 18.1%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	16	+ 77.8%	39	27	- 30.8%
Percent of Original List Price Received*	108.7%	103.9%	- 4.4%	104.0%	101.5%	- 2.4%
New Listings	10	13	+ 30.0%	50	41	- 18.0%

* 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

