

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	23	- 11.5%	91	77	- 15.4%
Closed Sales	30	21	- 30.0%	87	64	- 26.4%
Median Sales Price*	\$825,000	\$915,000	+ 10.9%	\$799,000	\$780,000	- 2.4%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	25	20	- 20.0%	32	31	- 3.1%
Percent of Original List Price Received*	102.5%	102.4%	- 0.1%	102.4%	98.6%	- 3.7%
New Listings	33	21	- 36.4%	122	99	- 18.9%

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

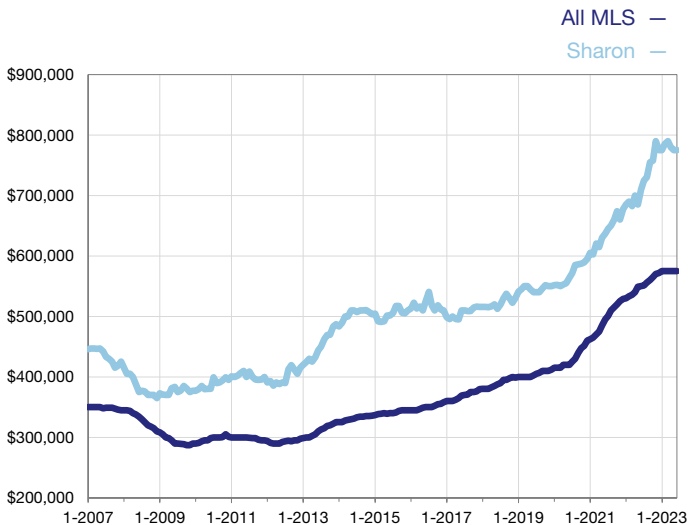
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	10	13	+ 30.0%
Closed Sales	4	2	- 50.0%	11	10	- 9.1%
Median Sales Price*	\$684,500	\$435,500	- 36.4%	\$700,000	\$312,500	- 55.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	52	72	+ 38.5%
Percent of Original List Price Received*	98.8%	104.7%	+ 6.0%	102.3%	102.1%	- 0.2%
New Listings	1	7	+ 600.0%	10	15	+ 50.0%

* 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

