

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	30	23	- 23.3%
Closed Sales	10	8	- 20.0%	25	21	- 16.0%
Median Sales Price*	\$522,500	\$475,500	- 9.0%	\$508,000	\$450,000	- 11.4%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	26	13	- 50.0%	26	23	- 11.5%
Percent of Original List Price Received*	105.1%	109.9%	+ 4.6%	108.2%	103.7%	- 4.2%
New Listings	5	6	+ 20.0%	38	32	- 15.8%

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

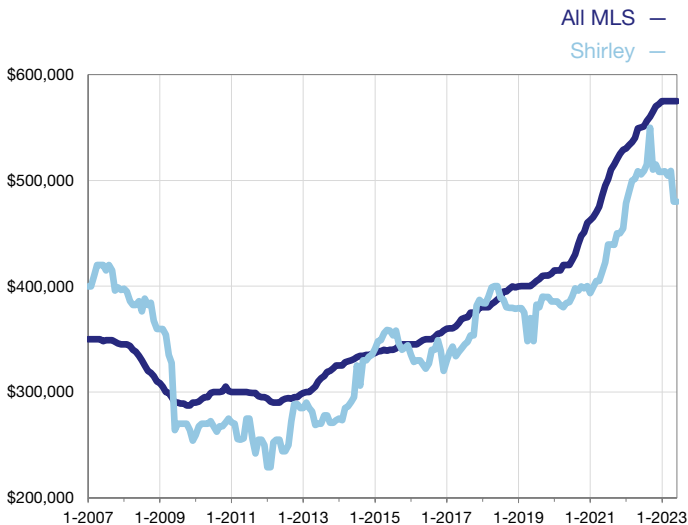
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	7	+ 133.3%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$319,500	\$410,000	+ 28.3%
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	20	0	- 100.0%	19	44	+ 131.6%
Percent of Original List Price Received*	120.4%	0.0%	- 100.0%	110.8%	102.6%	- 7.4%
New Listings	1	1	0.0%	4	6	+ 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

