

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	45	30	- 33.3%	179	128	- 28.5%
Closed Sales	32	28	- 12.5%	136	100	- 26.5%
Median Sales Price*	\$672,500	\$725,000	+ 7.8%	\$626,500	\$630,000	+ 0.6%
Inventory of Homes for Sale	42	27	- 35.7%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	24	28	+ 16.7%
Percent of Original List Price Received*	107.6%	105.5%	- 2.0%	106.5%	103.0%	- 3.3%
New Listings	63	39	- 38.1%	213	152	- 28.6%

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

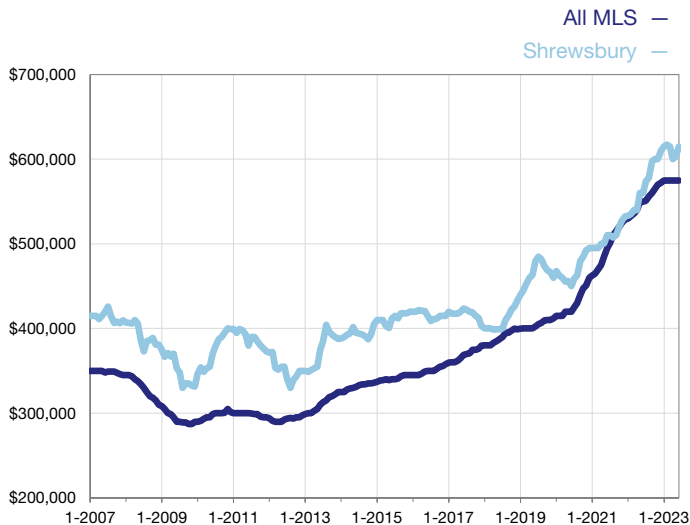
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	55	43	- 21.8%
Closed Sales	13	13	0.0%	61	39	- 36.1%
Median Sales Price*	\$380,000	\$515,000	+ 35.5%	\$380,000	\$460,000	+ 21.1%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	33	26	- 21.2%
Percent of Original List Price Received*	106.8%	102.7%	- 3.8%	104.6%	101.7%	- 2.8%
New Listings	12	7	- 41.7%	62	48	- 22.6%

* 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

