

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 23 | 22 | - 4.3% | 114 | 94 | - 17.5% |
| Closed Sales | 20 | 17 | - 15.0% | 107 | 81 | - 24.3% |
| Median Sales Price* | \$749,500 | \$735,000 | - 1.9% | \$775,000 | \$770,000 | - 0.6% |
| Inventory of Homes for Sale | 34 | 18 | - 47.1% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.3 | - 31.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 19 | - 13.6% | 30 | 28 | - 6.7% |
| Percent of Original List Price Received* | 100.6% | 104.0% | + 3.4% | 102.0% | 99.7% | - 2.3% |
| New Listings | 21 | 18 | - 14.3% | 143 | 117 | - 18.2% |

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

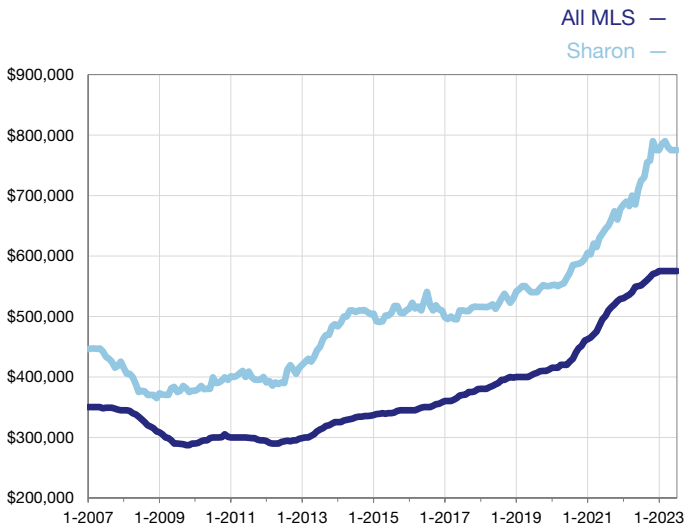
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 5 | 1 | - 80.0% | 15 | 13 | - 13.3% |
| Closed Sales | 1 | 4 | + 300.0% | 12 | 14 | + 16.7% |
| Median Sales Price* | \$979,900 | \$606,250 | - 38.1% | \$705,000 | \$452,500 | - 35.8% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.3 | + 8.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 20 | + 42.9% | 49 | 57 | + 16.3% |
| Percent of Original List Price Received* | 100.0% | 104.1% | + 4.1% | 102.1% | 102.6% | + 0.5% |
| New Listings | 7 | 1 | - 85.7% | 17 | 15 | - 11.8% |

* 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

