

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	33	30	- 9.1%
Closed Sales	6	4	- 33.3%	31	25	- 19.4%
Median Sales Price*	\$507,500	\$370,000	- 27.1%	\$508,000	\$440,000	- 13.4%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	26	24	- 7.7%
Percent of Original List Price Received*	99.9%	102.1%	+ 2.2%	106.6%	103.4%	- 3.0%
New Listings	1	7	+ 600.0%	39	39	0.0%

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

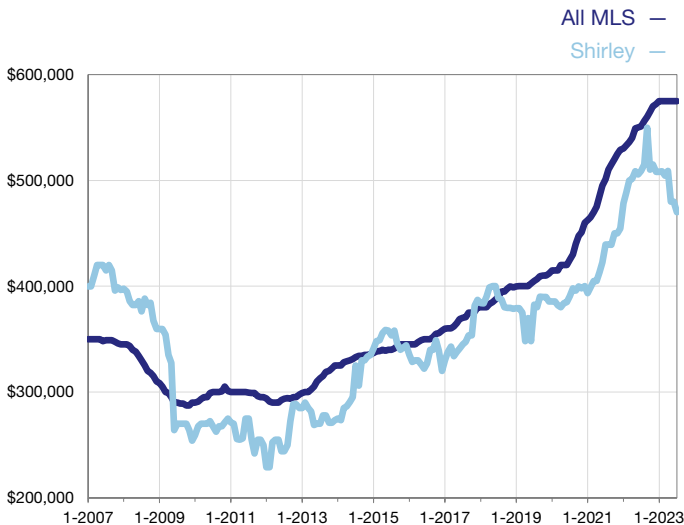
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	7	+ 40.0%
Closed Sales	1	2	+ 100.0%	5	6	+ 20.0%
Median Sales Price*	\$270,000	\$415,000	+ 53.7%	\$314,000	\$412,500	+ 31.4%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	19	36	+ 89.5%
Percent of Original List Price Received*	112.5%	100.0%	- 11.1%	111.2%	101.7%	- 8.5%
New Listings	7	0	- 100.0%	11	6	- 45.5%

* 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

