

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shrewsbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	32	+ 33.3%	203	154	- 24.1%
Closed Sales	49	29	- 40.8%	185	129	- 30.3%
Median Sales Price*	\$675,000	<b>\$749,000</b>	+ 11.0%	\$645,000	<b>\$635,000</b>	- 1.6%
Inventory of Homes for Sale	49	28	- 42.9%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	22	25	+ 13.6%
Percent of Original List Price Received*	104.0%	<b>104.8%</b>	+ 0.8%	105.8%	<b>103.4%</b>	- 2.3%
New Listings	32	29	- 9.4%	245	180	- 26.5%

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

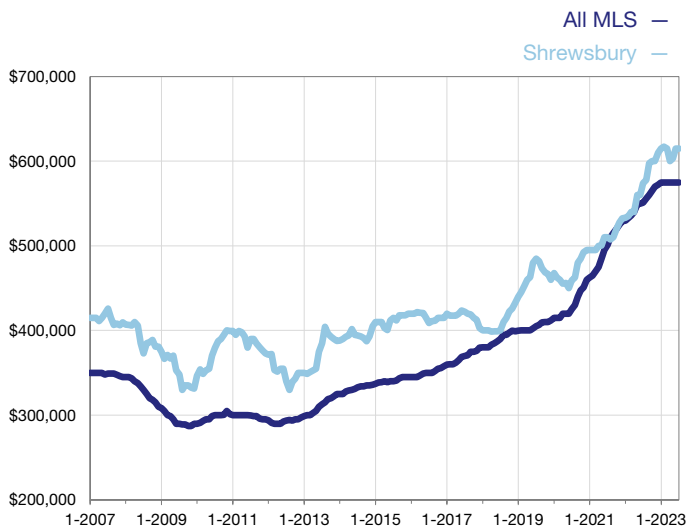
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	64	53	- 17.2%
Closed Sales	7	10	+ 42.9%	68	49	- 27.9%
Median Sales Price*	\$450,000	<b>\$485,500</b>	+ 7.9%	\$384,500	<b>\$470,000</b>	+ 22.2%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	32	23	- 28.1%
Percent of Original List Price Received*	100.4%	<b>105.4%</b>	+ 5.0%	104.1%	<b>102.5%</b>	- 1.5%
New Listings	8	10	+ 25.0%	70	58	- 17.1%

\* 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

