

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	15	- 34.8%	136	105	- 22.8%
Closed Sales	33	20	- 39.4%	140	101	- 27.9%
Median Sales Price*	\$801,000	\$835,000	+ 4.2%	\$787,500	\$785,000	- 0.3%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	38	26	- 31.6%	32	28	- 12.5%
Percent of Original List Price Received*	99.2%	101.5%	+ 2.3%	101.4%	100.1%	- 1.3%
New Listings	20	15	- 25.0%	163	129	- 20.9%

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

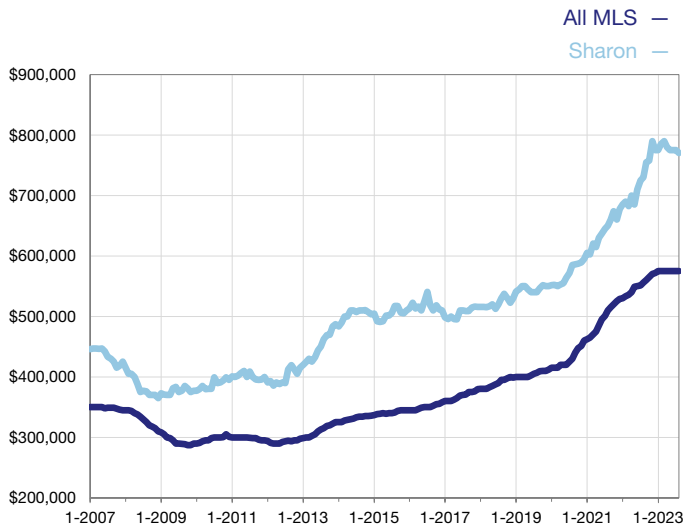
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	16	17	+ 6.3%
Closed Sales	4	2	- 50.0%	16	16	0.0%
Median Sales Price*	\$289,000	\$942,500	+ 226.1%	\$615,000	\$590,500	- 4.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	41	53	+ 29.3%
Percent of Original List Price Received*	108.0%	100.0%	- 7.4%	103.6%	102.3%	- 1.3%
New Listings	1	1	0.0%	18	18	0.0%

* 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

