

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sheffield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	24	19	- 20.8%
Closed Sales	2	5	+ 150.0%	27	19	- 29.6%
Median Sales Price*	\$430,000	\$705,000	+ 64.0%	\$489,000	\$532,000	+ 8.8%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	1.7	6.7	+ 294.1%	--	--	--
Cumulative Days on Market Until Sale	35	146	+ 317.1%	96	114	+ 18.8%
Percent of Original List Price Received*	99.2%	93.2%	- 6.0%	95.5%	93.3%	- 2.3%
New Listings	1	9	+ 800.0%	25	29	+ 16.0%

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

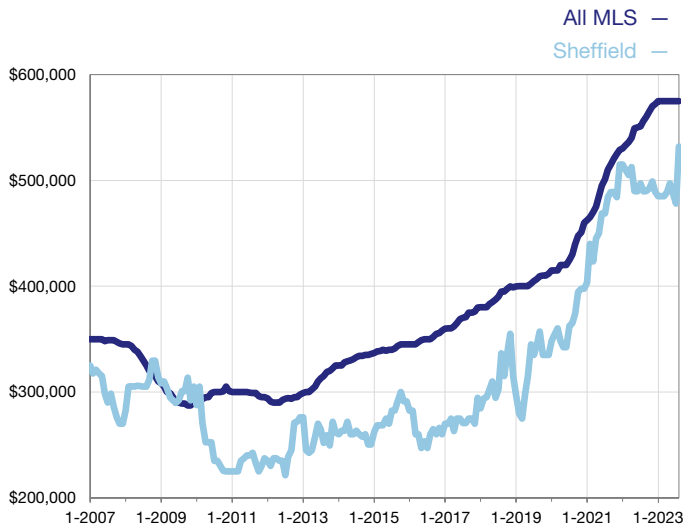
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	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

