

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	37	38	+ 2.7%
Closed Sales	5	6	+ 20.0%	36	31	- 13.9%
Median Sales Price*	\$640,000	<b>\$626,250</b>	- 2.1%	\$532,500	<b>\$450,000</b>	- 15.5%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	18	- 33.3%	26	23	- 11.5%
Percent of Original List Price Received*	103.0%	<b>106.6%</b>	+ 3.5%	106.1%	<b>104.0%</b>	- 2.0%
New Listings	5	9	+ 80.0%	44	47	+ 6.8%

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

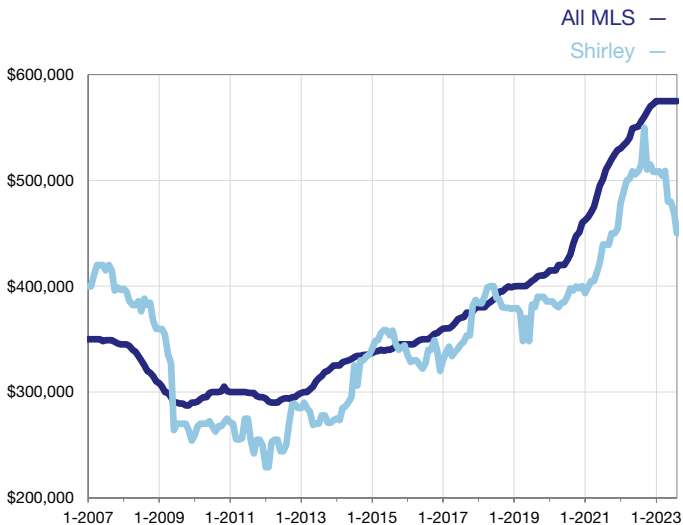
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	6	7	+ 16.7%
Closed Sales	3	2	- 33.3%	8	8	0.0%
Median Sales Price*	\$237,000	<b>\$401,000</b>	+ 69.2%	\$296,500	<b>\$411,000</b>	+ 38.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	20	32	+ 60.0%
Percent of Original List Price Received*	102.5%	<b>99.6%</b>	- 2.8%	107.9%	<b>101.2%</b>	- 6.2%
New Listings	0	3	--	11	9	- 18.2%

\* 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

