

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	29	- 21.6%	240	180	- 25.0%
Closed Sales	40	29	- 27.5%	225	158	- 29.8%
Median Sales Price*	\$636,500	\$780,000	+ 22.5%	\$645,000	\$661,500	+ 2.6%
Inventory of Homes for Sale	51	23	- 54.9%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	16	31	+ 93.8%	21	26	+ 23.8%
Percent of Original List Price Received*	102.1%	101.1%	- 1.0%	105.1%	103.0%	- 2.0%
New Listings	43	24	- 44.2%	288	203	- 29.5%

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

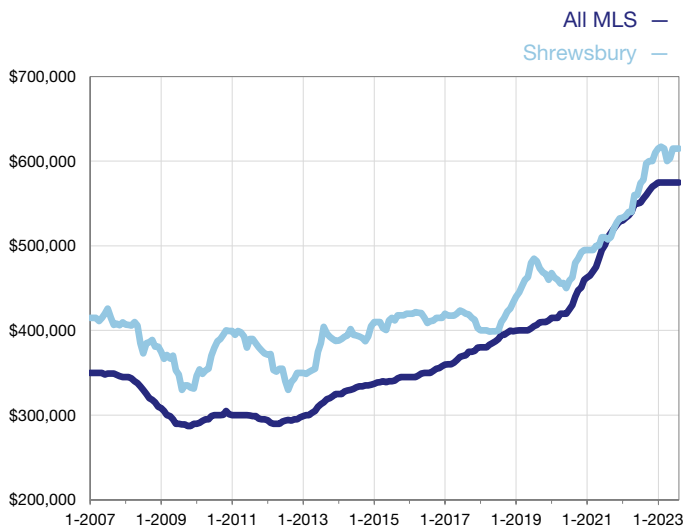
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	19	+ 46.2%	77	70	- 9.1%
Closed Sales	12	10	- 16.7%	80	59	- 26.3%
Median Sales Price*	\$235,000	\$280,000	+ 19.1%	\$355,000	\$440,000	+ 23.9%
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	26	9	- 65.4%	31	21	- 32.3%
Percent of Original List Price Received*	98.7%	107.4%	+ 8.8%	103.3%	103.3%	0.0%
New Listings	13	17	+ 30.8%	83	75	- 9.6%

* 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

