

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	148	115	- 22.3%
Closed Sales	18	11	- 38.9%	158	111	- 29.7%
Median Sales Price*	\$870,645	\$710,500	- 18.4%	\$794,500	\$775,000	- 2.5%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	35	40	+ 14.3%	32	29	- 9.4%
Percent of Original List Price Received*	96.8%	99.6%	+ 2.9%	100.8%	100.1%	- 0.7%
New Listings	17	10	- 41.2%	180	138	- 23.3%

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

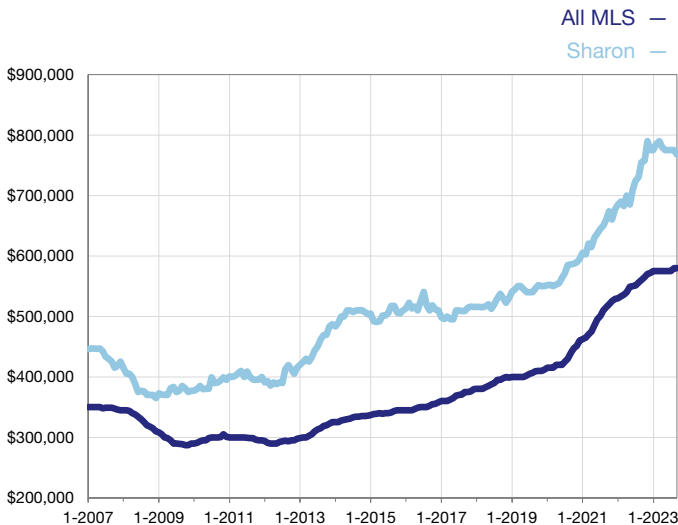
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	17	18	+ 5.9%
Closed Sales	2	2	0.0%	18	18	0.0%
Median Sales Price*	\$472,000	\$1,131,000	+ 139.6%	\$614,500	\$616,750	+ 0.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	23	13	- 43.5%	39	48	+ 23.1%
Percent of Original List Price Received*	100.0%	99.0%	- 1.0%	103.2%	101.9%	- 1.3%
New Listings	0	2	--	18	20	+ 11.1%

* 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

