

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	41	44	+ 7.3%
Closed Sales	4	5	+ 25.0%	40	36	- 10.0%
Median Sales Price*	\$544,500	\$600,000	+ 10.2%	\$532,500	\$501,000	- 5.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	52	15	- 71.2%	29	22	- 24.1%
Percent of Original List Price Received*	91.6%	102.4%	+ 11.8%	104.6%	103.8%	- 0.8%
New Listings	7	7	0.0%	51	54	+ 5.9%

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

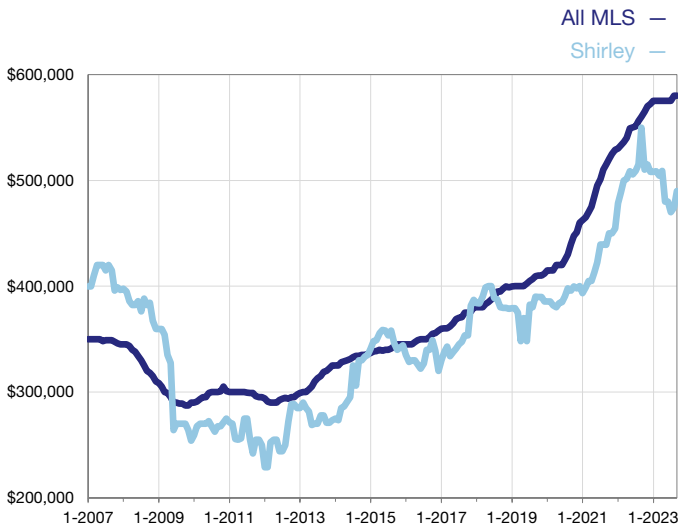
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	8	9	+ 12.5%
Closed Sales	1	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$303,000	\$411,000	+ 35.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	20	32	+ 60.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	107.1%	101.2%	- 5.5%
New Listings	3	0	- 100.0%	14	9	- 35.7%

* 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

