

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	34	- 8.1%	277	210	- 24.2%
Closed Sales	36	28	- 22.2%	261	186	- 28.7%
Median Sales Price*	\$632,750	\$641,000	+ 1.3%	\$640,000	\$648,500	+ 1.3%
Inventory of Homes for Sale	43	31	- 27.9%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	22	26	+ 18.2%
Percent of Original List Price Received*	99.8%	103.4%	+ 3.6%	104.3%	103.0%	- 1.2%
New Listings	33	40	+ 21.2%	321	243	- 24.3%

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

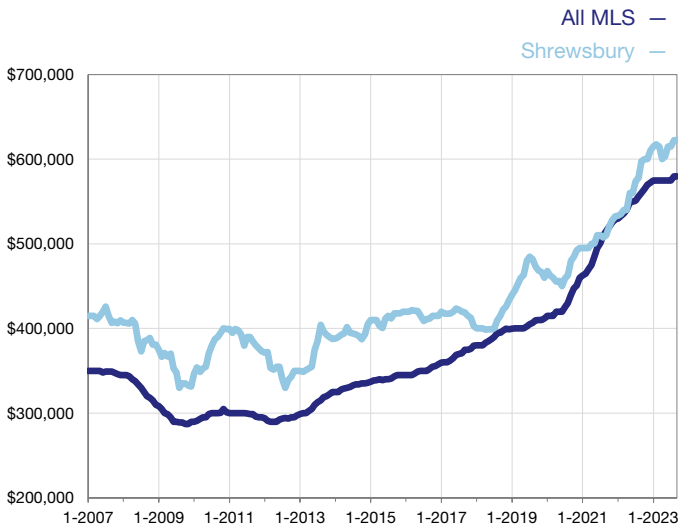
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	86	78	- 9.3%
Closed Sales	13	14	+ 7.7%	93	73	- 21.5%
Median Sales Price*	\$273,000	\$524,000	+ 91.9%	\$321,000	\$460,000	+ 43.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	15	- 42.3%	30	20	- 33.3%
Percent of Original List Price Received*	97.8%	105.4%	+ 7.8%	102.6%	103.7%	+ 1.1%
New Listings	7	10	+ 42.9%	90	86	- 4.4%

* 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

