

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	160	125	- 21.9%
Closed Sales	17	10	- 41.2%	175	121	- 30.9%
Median Sales Price*	\$825,000	\$732,000	- 11.3%	\$799,000	\$775,000	- 3.0%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	70	+ 141.4%	32	32	0.0%
Percent of Original List Price Received*	99.4%	98.1%	- 1.3%	100.7%	99.9%	- 0.8%
New Listings	17	9	- 47.1%	197	147	- 25.4%

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

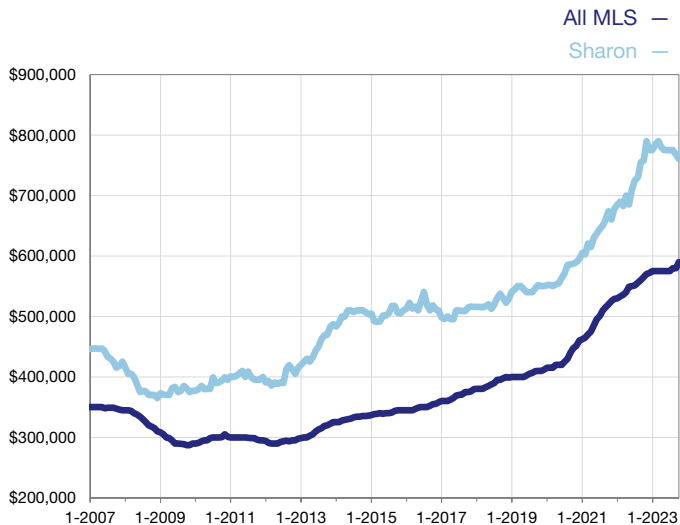
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	18	20	+ 11.1%
Closed Sales	1	1	0.0%	19	19	0.0%
Median Sales Price*	\$1,195,000	\$325,000	- 72.8%	\$629,000	\$601,000	- 4.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	7	27	+ 285.7%	37	47	+ 27.0%
Percent of Original List Price Received*	100.0%	108.4%	+ 8.4%	103.0%	102.3%	- 0.7%
New Listings	2	3	+ 50.0%	20	24	+ 20.0%

* 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

