

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	47	51	+ 8.5%
Closed Sales	3	7	+ 133.3%	43	43	0.0%
Median Sales Price*	\$489,900	\$500,000	+ 2.1%	\$515,000	\$501,000	- 2.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	15	22	+ 46.7%	28	22	- 21.4%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	104.4%	103.3%	- 1.1%
New Listings	7	7	0.0%	58	61	+ 5.2%

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

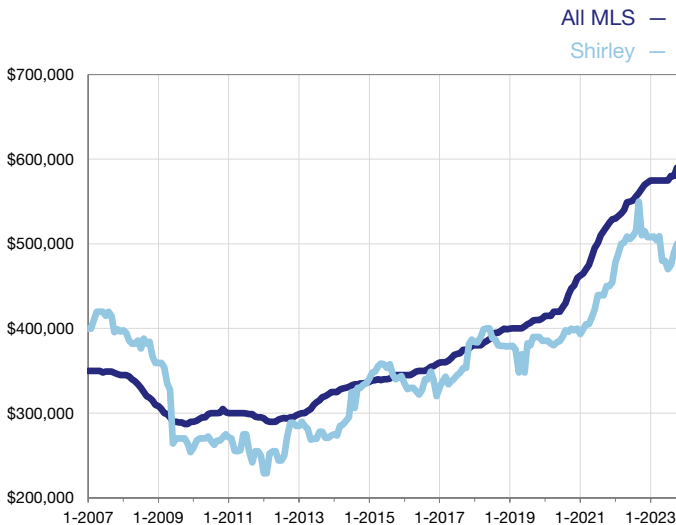
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	9	10	+ 11.1%
Closed Sales	1	2	+ 100.0%	10	10	0.0%
Median Sales Price*	\$260,000	\$389,900	+ 50.0%	\$296,500	\$411,000	+ 38.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	20	32	+ 60.0%
Percent of Original List Price Received*	96.3%	95.8%	- 0.5%	106.0%	100.1%	- 5.6%
New Listings	1	3	+ 200.0%	15	12	- 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

