

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	37	+ 68.2%	299	244	- 18.4%
Closed Sales	39	30	- 23.1%	300	216	- 28.0%
Median Sales Price*	\$585,000	\$717,500	+ 22.6%	\$622,500	\$652,250	+ 4.8%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	35	29	- 17.1%	24	26	+ 8.3%
Percent of Original List Price Received*	100.0%	101.9%	+ 1.9%	103.8%	102.9%	- 0.9%
New Listings	18	35	+ 94.4%	339	278	- 18.0%

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

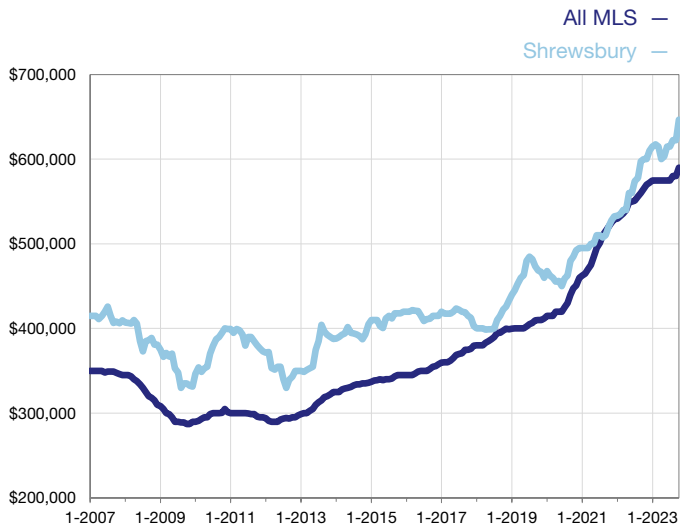
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	91	85	- 6.6%
Closed Sales	7	10	+ 42.9%	100	83	- 17.0%
Median Sales Price*	\$463,200	\$391,250	- 15.5%	\$355,000	\$455,000	+ 28.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	29	19	- 34.5%
Percent of Original List Price Received*	98.4%	105.5%	+ 7.2%	102.3%	103.9%	+ 1.6%
New Listings	4	8	+ 100.0%	94	93	- 1.1%

* 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

