

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	170	133	- 21.8%
Closed Sales	12	11	- 8.3%	187	132	- 29.4%
Median Sales Price*	\$732,500	<b>\$760,000</b>	+ 3.8%	\$790,000	<b>\$772,500</b>	- 2.2%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	21	59	+ 181.0%	31	34	+ 9.7%
Percent of Original List Price Received*	99.3%	<b>94.4%</b>	- 4.9%	100.6%	<b>99.5%</b>	- 1.1%
New Listings	6	8	+ 33.3%	203	153	- 24.6%

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

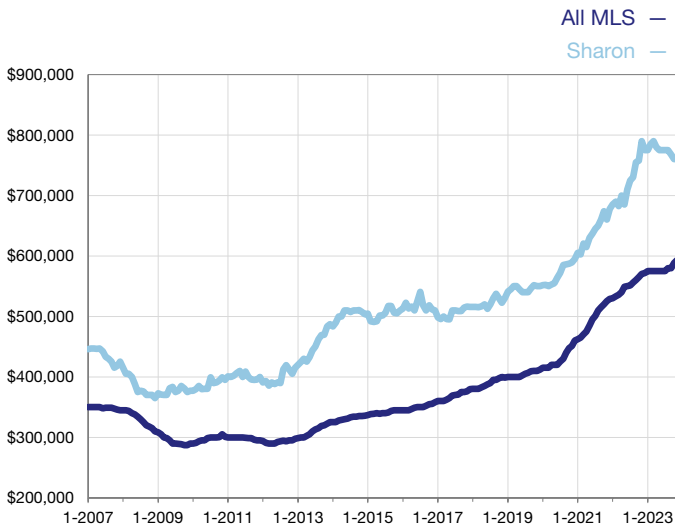
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	20	22	+ 10.0%
Closed Sales	2	2	0.0%	21	21	0.0%
Median Sales Price*	\$398,500	<b>\$505,000</b>	+ 26.7%	\$600,000	<b>\$601,000</b>	+ 0.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	41	32	- 22.0%	38	46	+ 21.1%
Percent of Original List Price Received*	94.1%	<b>93.3%</b>	- 0.9%	102.2%	<b>101.4%</b>	- 0.8%
New Listings	2	1	- 50.0%	22	25	+ 13.6%

\* 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

