

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	53	54	+ 1.9%
Closed Sales	6	7	+ 16.7%	49	50	+ 2.0%
Median Sales Price*	\$582,500	\$480,000	- 17.6%	\$515,000	\$500,500	- 2.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	28	22	- 21.4%
Percent of Original List Price Received*	104.2%	101.2%	- 2.9%	104.4%	103.0%	- 1.3%
New Listings	4	2	- 50.0%	62	63	+ 1.6%

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

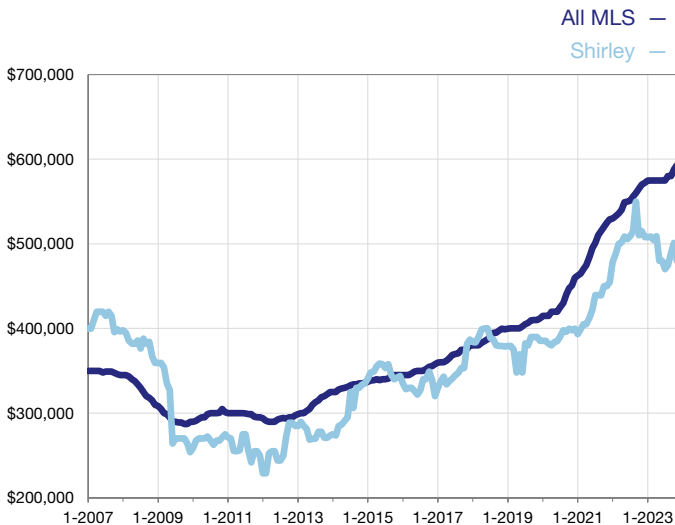
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	10	11	+ 10.0%
Closed Sales	1	0	- 100.0%	11	10	- 9.1%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$303,000	\$411,000	+ 35.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	20	32	+ 60.0%
Percent of Original List Price Received*	106.3%	0.0%	- 100.0%	106.0%	100.1%	- 5.6%
New Listings	1	2	+ 100.0%	16	14	- 12.5%

* 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

