

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	15	- 28.6%	320	257	- 19.7%
Closed Sales	20	29	+ 45.0%	320	245	- 23.4%
Median Sales Price*	\$528,750	\$541,000	+ 2.3%	\$614,000	\$650,000	+ 5.9%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	24	25	+ 4.2%
Percent of Original List Price Received*	101.4%	101.8%	+ 0.4%	103.6%	102.7%	- 0.9%
New Listings	15	21	+ 40.0%	354	297	- 16.1%

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

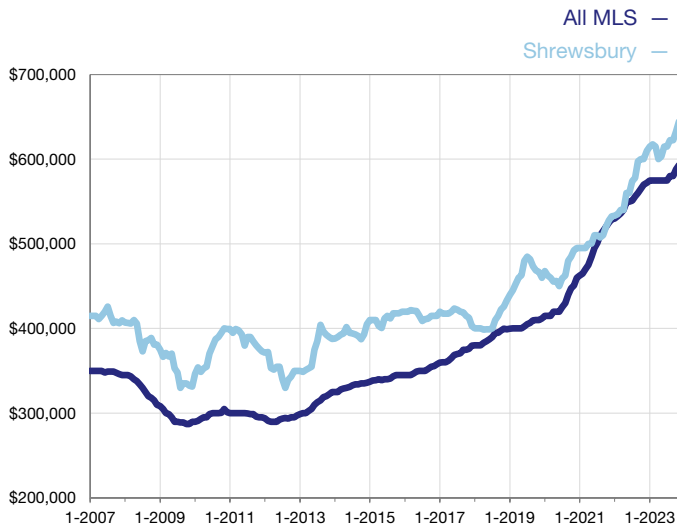
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	96	94	- 2.1%
Closed Sales	5	8	+ 60.0%	105	91	- 13.3%
Median Sales Price*	\$460,000	\$502,500	+ 9.2%	\$360,000	\$460,000	+ 27.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	29	19	- 34.5%
Percent of Original List Price Received*	100.1%	103.7%	+ 3.6%	102.2%	103.9%	+ 1.7%
New Listings	7	10	+ 42.9%	101	103	+ 2.0%

* 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

