

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	181	142	- 21.5%
Closed Sales	12	10	- 16.7%	199	142	- 28.6%
Median Sales Price*	\$680,000	\$885,000	+ 30.1%	\$775,000	\$775,000	0.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	36	70	+ 94.4%	32	37	+ 15.6%
Percent of Original List Price Received*	98.2%	93.9%	- 4.4%	100.5%	99.1%	- 1.4%
New Listings	7	4	- 42.9%	210	157	- 25.2%

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

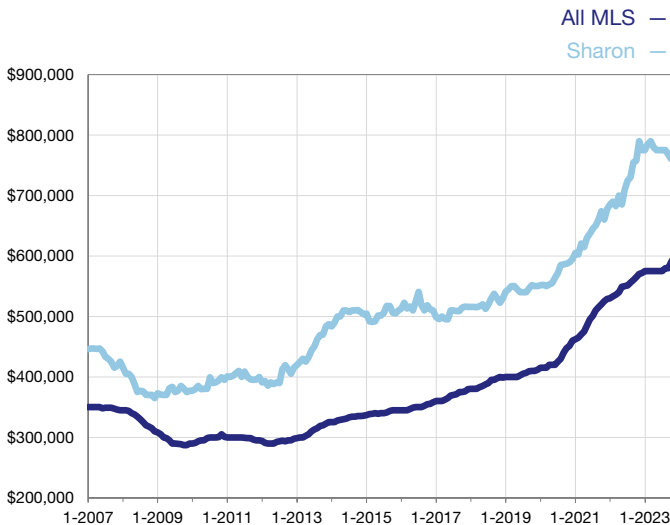
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	21	22	+ 4.8%
Closed Sales	1	3	+ 200.0%	22	24	+ 9.1%
Median Sales Price*	\$790,000	\$700,000	- 11.4%	\$614,500	\$616,750	+ 0.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	79	14	- 82.3%	39	42	+ 7.7%
Percent of Original List Price Received*	92.9%	106.6%	+ 14.7%	101.7%	102.1%	+ 0.4%
New Listings	1	0	- 100.0%	23	25	+ 8.7%

* 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

