

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	58	58	0.0%
Closed Sales	8	6	- 25.0%	57	57	0.0%
Median Sales Price*	\$359,750	\$379,500	+ 5.5%	\$508,000	\$480,000	- 5.5%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	47	+ 67.9%	28	25	- 10.7%
Percent of Original List Price Received*	104.5%	97.7%	- 6.5%	104.4%	102.4%	- 1.9%
New Listings	5	2	- 60.0%	67	65	- 3.0%

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

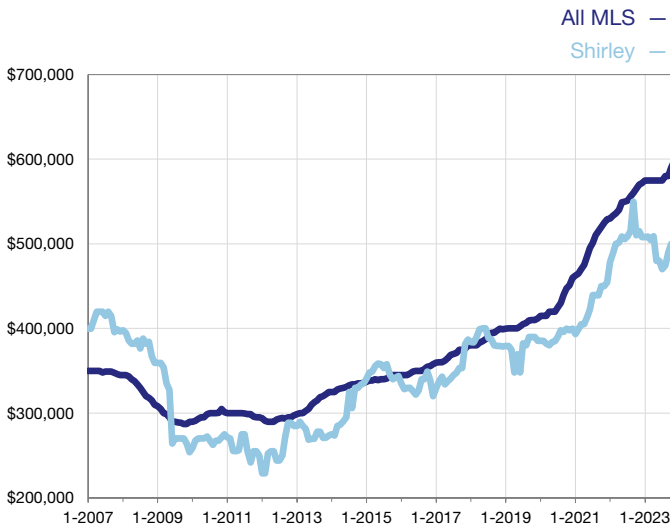
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	10	13	+ 30.0%
Closed Sales	0	1	--	11	11	0.0%
Median Sales Price*	\$0	\$275,000	--	\$303,000	\$410,000	+ 35.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	20	31	+ 55.0%
Percent of Original List Price Received*	0.0%	110.0%	--	106.0%	101.0%	- 4.7%
New Listings	0	1	--	16	15	- 6.3%

* 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

