

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	328	265	- 19.2%
Closed Sales	25	16	- 36.0%	345	261	- 24.3%
Median Sales Price*	\$550,000	\$682,500	+ 24.1%	\$610,000	\$650,000	+ 6.6%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	21	- 30.0%	24	25	+ 4.2%
Percent of Original List Price Received*	96.5%	100.4%	+ 4.0%	103.1%	102.6%	- 0.5%
New Listings	8	9	+ 12.5%	362	305	- 15.7%

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

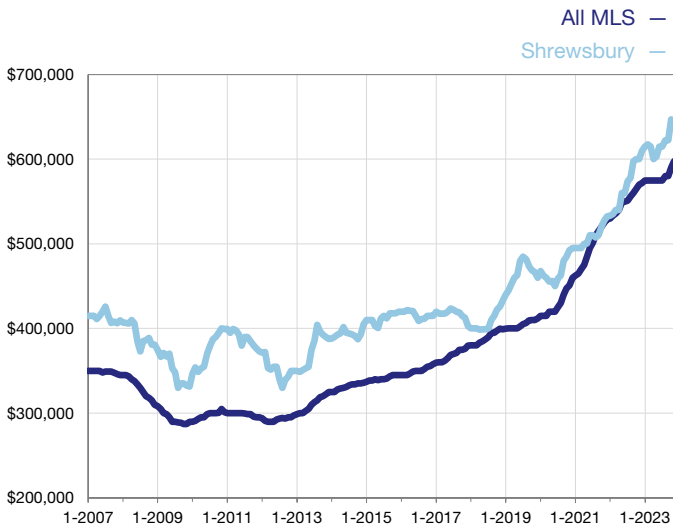
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	102	100	- 2.0%
Closed Sales	6	6	0.0%	111	97	- 12.6%
Median Sales Price*	\$427,500	\$408,501	- 4.4%	\$365,000	\$460,000	+ 26.0%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.1	0.7	+ 600.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	28	19	- 32.1%
Percent of Original List Price Received*	100.1%	98.1%	- 2.0%	102.1%	103.5%	+ 1.4%
New Listings	2	7	+ 250.0%	103	110	+ 6.8%

* 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

