

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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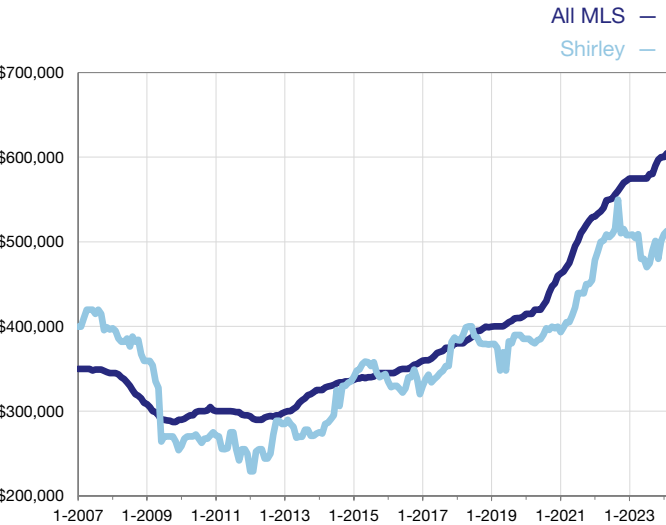
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	5	5	0.0%
Median Sales Price*	\$509,000	\$700,000	+ 37.5%	\$410,000	\$421,000	+ 2.7%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	88	15	- 83.0%	31	22	- 29.0%
Percent of Original List Price Received*	97.0%	107.7%	+ 11.0%	101.4%	103.2%	+ 1.8%
New Listings	4	1	- 75.0%	6	2	- 66.7%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$410,000	\$345,000	- 15.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	68	0	- 100.0%	68	23	- 66.2%
Percent of Original List Price Received*	94.3%	0.0%	- 100.0%	94.3%	95.6%	+ 1.4%
New Listings	0	0	--	3	1	- 66.7%

* 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

