

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	27	+ 170.0%	20	39	+ 95.0%
Closed Sales	8	12	+ 50.0%	18	27	+ 50.0%
Median Sales Price*	\$626,500	\$669,500	+ 6.9%	\$596,000	\$599,000	+ 0.5%
Inventory of Homes for Sale	16	27	+ 68.8%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	30	32	+ 6.7%
Percent of Original List Price Received*	97.4%	101.5%	+ 4.2%	97.2%	99.8%	+ 2.7%
New Listings	8	28	+ 250.0%	20	49	+ 145.0%

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

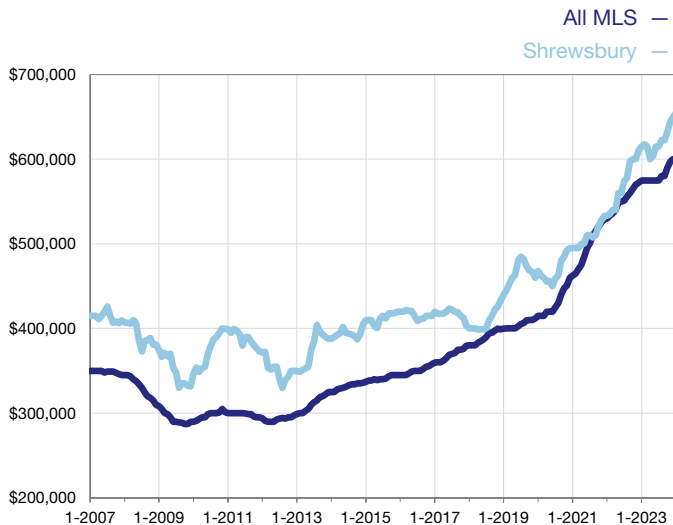
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	3	- 70.0%	13	7	- 46.2%
Closed Sales	6	4	- 33.3%	10	12	+ 20.0%
Median Sales Price*	\$438,000	\$534,500	+ 22.0%	\$433,000	\$315,750	- 27.1%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.1	0.8	+ 700.0%	--	--	--
Cumulative Days on Market Until Sale	53	36	- 32.1%	42	38	- 9.5%
Percent of Original List Price Received*	98.3%	99.9%	+ 1.6%	98.7%	97.3%	- 1.4%
New Listings	9	7	- 22.2%	13	8	- 38.5%

* 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

