

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	32	+ 33.3%	44	68	+ 54.5%
Closed Sales	11	17	+ 54.5%	29	44	+ 51.7%
Median Sales Price*	\$600,000	\$685,000	+ 14.2%	\$600,000	\$607,000	+ 1.2%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	27	29	+ 7.4%
Percent of Original List Price Received*	104.3%	101.6%	- 2.6%	99.9%	100.5%	+ 0.6%
New Listings	33	31	- 6.1%	53	79	+ 49.1%

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

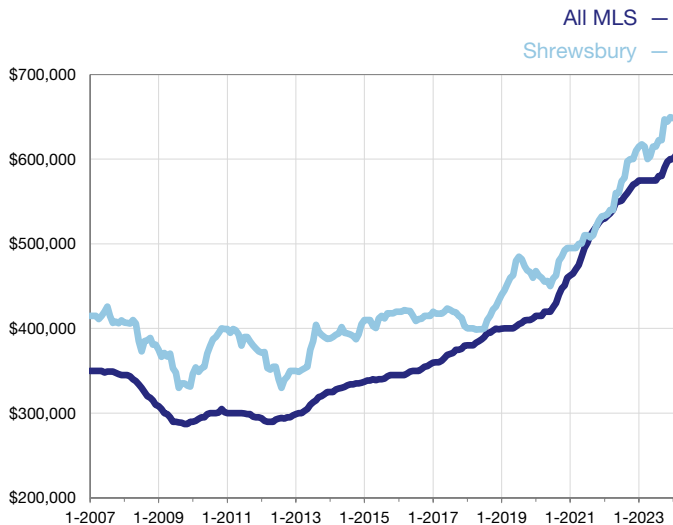
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	8	+ 166.7%	16	14	- 12.5%
Closed Sales	7	3	- 57.1%	17	15	- 11.8%
Median Sales Price*	\$440,000	\$441,000	+ 0.2%	\$440,000	\$324,000	- 26.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	36	34	- 5.6%
Percent of Original List Price Received*	102.4%	106.9%	+ 4.4%	100.2%	99.2%	- 1.0%
New Listings	7	6	- 14.3%	20	14	- 30.0%

* 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

