

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	6	- 33.3%	13	14	+ 7.7%
Closed Sales	2	3	+ 50.0%	8	10	+ 25.0%
Median Sales Price*	\$577,500	\$511,000	- 11.5%	\$459,500	\$530,500	+ 15.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	44	14	- 68.2%	31	62	+ 100.0%
Percent of Original List Price Received*	101.9%	110.3%	+ 8.2%	101.4%	102.2%	+ 0.8%
New Listings	9	9	0.0%	18	14	- 22.2%

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

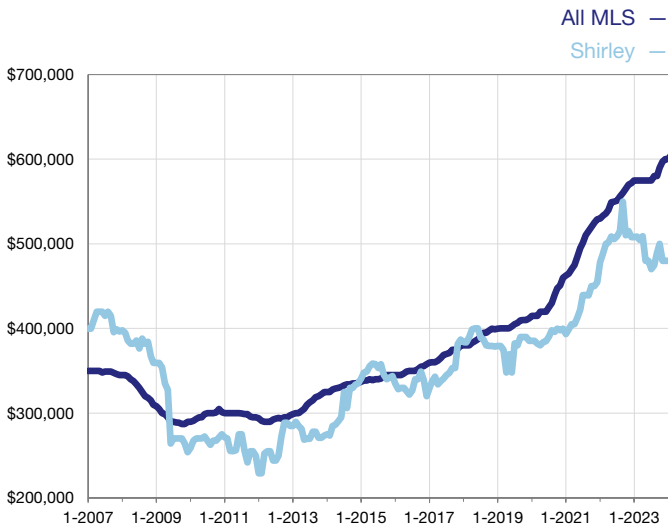
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	6	2	- 66.7%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$405,000	\$0	- 100.0%	\$410,000	\$345,000	- 15.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	44	23	- 47.7%
Percent of Original List Price Received*	108.7%	0.0%	- 100.0%	102.6%	95.6%	- 6.8%
New Listings	0	2	--	5	3	- 40.0%

* 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

