

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shrewsbury

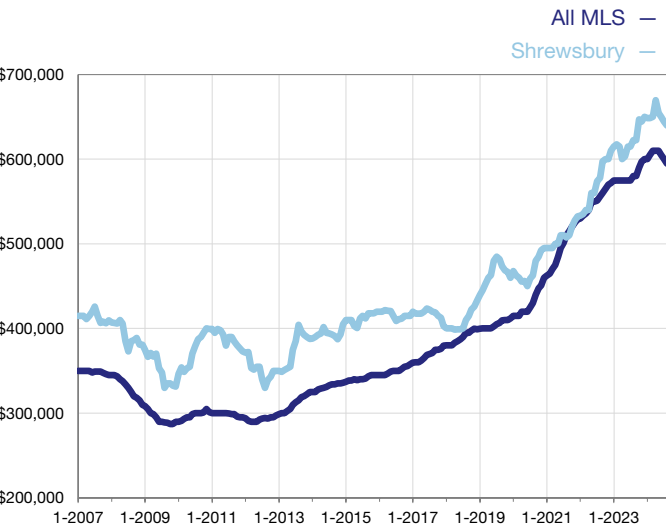
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	26	+ 4.0%	176	218	+ 23.9%
Closed Sales	29	34	+ 17.2%	158	203	+ 28.5%
Median Sales Price*	\$780,000	\$675,000	- 13.5%	\$661,500	\$715,000	+ 8.1%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	26	28	+ 7.7%
Percent of Original List Price Received*	101.1%	102.7%	+ 1.6%	103.0%	102.3%	- 0.7%
New Listings	23	28	+ 21.7%	203	255	+ 25.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	8	- 50.0%	66	51	- 22.7%
Closed Sales	10	8	- 20.0%	59	53	- 10.2%
Median Sales Price*	\$280,000	\$312,500	+ 11.6%	\$440,000	\$441,000	+ 0.2%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	9	25	+ 177.8%	21	27	+ 28.6%
Percent of Original List Price Received*	107.4%	99.4%	- 7.4%	103.3%	100.6%	- 2.6%
New Listings	17	10	- 41.2%	75	63	- 16.0%

\* 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

