

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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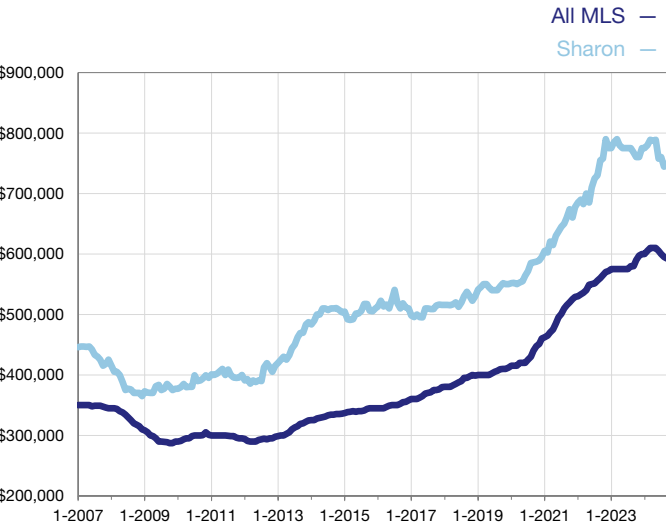
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	7	- 46.2%	114	99	- 13.2%
Closed Sales	11	6	- 45.5%	111	96	- 13.5%
Median Sales Price*	\$710,500	\$700,000	- 1.5%	\$775,000	\$806,900	+ 4.1%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.0%	29	29	0.0%
Percent of Original List Price Received*	99.6%	99.0%	- 0.6%	100.1%	101.8%	+ 1.7%
New Listings	9	14	+ 55.6%	137	128	- 6.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	17	19	+ 11.8%
Closed Sales	2	2	0.0%	18	15	- 16.7%
Median Sales Price*	\$1,131,000	\$617,700	- 45.4%	\$616,750	\$342,500	- 44.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	13	25	+ 92.3%	48	44	- 8.3%
Percent of Original List Price Received*	99.0%	98.8%	- 0.2%	101.9%	101.4%	- 0.5%
New Listings	2	2	0.0%	21	24	+ 14.3%

* 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

