

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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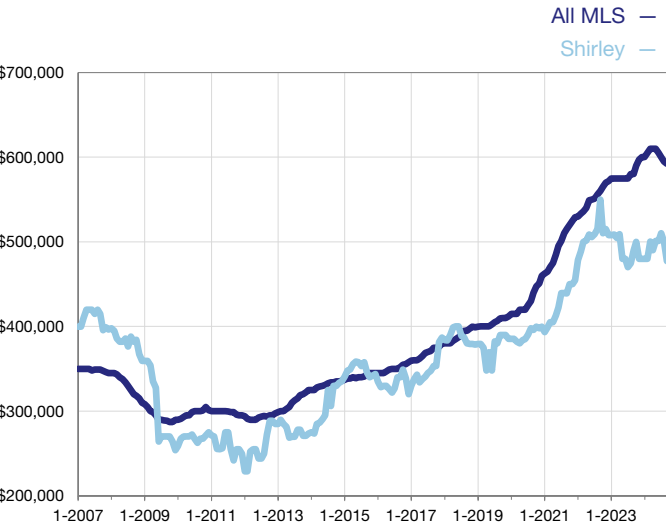
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	42	40	- 4.8%
Closed Sales	5	1	- 80.0%	36	36	0.0%
Median Sales Price*	\$600,000	\$760,000	+ 26.7%	\$501,000	\$530,000	+ 5.8%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	22	33	+ 50.0%
Percent of Original List Price Received*	102.4%	103.4%	+ 1.0%	103.8%	103.4%	- 0.4%
New Listings	7	3	- 57.1%	54	44	- 18.5%

* 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	2	1	- 50.0%	9	6	- 33.3%
Closed Sales	0	1	--	8	6	- 25.0%
Median Sales Price*	\$0	\$324,000	--	\$411,000	\$345,000	- 16.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	44	--	32	31	- 3.1%
Percent of Original List Price Received*	0.0%	100.0%	--	101.2%	98.4%	- 2.8%
New Listings	0	1	--	9	7	- 22.2%

* 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

