

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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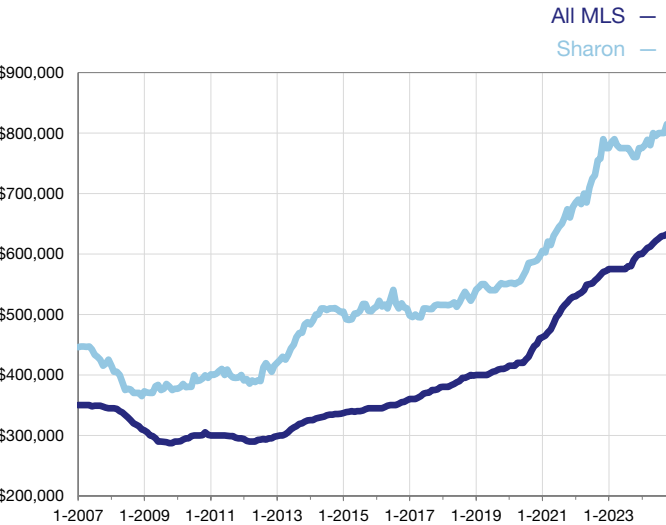
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				10	15	+ 50.0%	124	113	- 8.9%
Closed Sales				10	8	- 20.0%	121	104	- 14.0%
Median Sales Price*				\$732,000	\$900,000	+ 23.0%	\$775,000	\$814,400	+ 5.1%
Inventory of Homes for Sale				17	20	+ 17.6%	--	--	--
Months Supply of Inventory				1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale				70	41	- 41.4%	32	30	- 6.3%
Percent of Original List Price Received*				98.1%	95.8%	- 2.3%	99.9%	101.4%	+ 1.5%
New Listings				9	9	0.0%	146	136	- 6.8%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	2	- 33.3%	20	19	- 5.0%
Closed Sales				1	1	0.0%	19	16	- 15.8%
Median Sales Price*				\$325,000	\$617,000	+ 89.8%	\$601,000	\$343,750	- 42.8%
Inventory of Homes for Sale				4	4	0.0%	--	--	--
Months Supply of Inventory				2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale				27	58	+ 114.8%	47	45	- 4.3%
Percent of Original List Price Received*				108.4%	94.9%	- 12.5%	102.3%	101.0%	- 1.3%
New Listings				3	3	0.0%	24	27	+ 12.5%

* 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

