

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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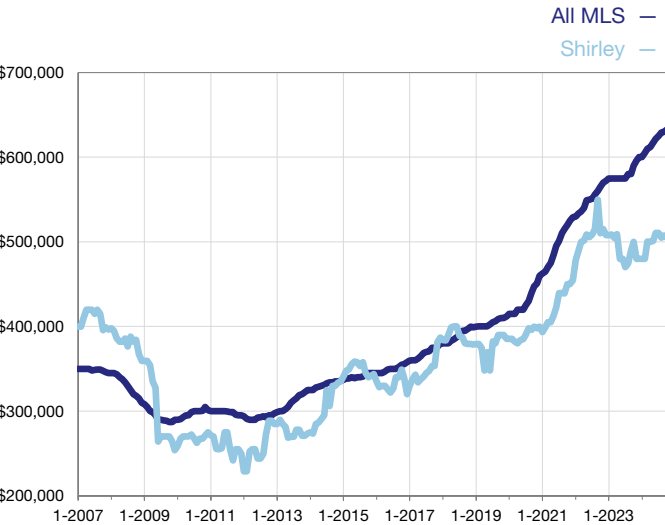
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	49	45	- 8.2%
Closed Sales	7	6	- 14.3%	43	43	0.0%
Median Sales Price*	\$500,000	\$451,000	- 9.8%	\$501,000	\$515,000	+ 2.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	22	32	+ 45.5%
Percent of Original List Price Received*	100.9%	106.7%	+ 5.7%	103.3%	103.7%	+ 0.4%
New Listings	7	5	- 28.6%	61	49	- 19.7%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	9	7	- 22.2%
Closed Sales	2	0	- 100.0%	10	6	- 40.0%
Median Sales Price*	\$389,900	\$0	- 100.0%	\$411,000	\$345,000	- 16.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	0	- 100.0%	32	31	- 3.1%
Percent of Original List Price Received*	95.8%	0.0%	- 100.0%	100.1%	98.4%	- 1.7%
New Listings	3	3	0.0%	12	10	- 16.7%

* 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

