

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	35	30	- 14.3%	242	267	+ 10.3%
Closed Sales	30	22	- 26.7%	216	246	+ 13.9%
Median Sales Price*	\$717,500	\$667,500	- 7.0%	\$652,250	\$700,000	+ 7.3%
Inventory of Homes for Sale	31	38	+ 22.6%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	26	28	+ 7.7%
Percent of Original List Price Received*	101.9%	98.3%	- 3.5%	102.9%	101.9%	- 1.0%
New Listings	33	38	+ 15.2%	277	322	+ 16.2%

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

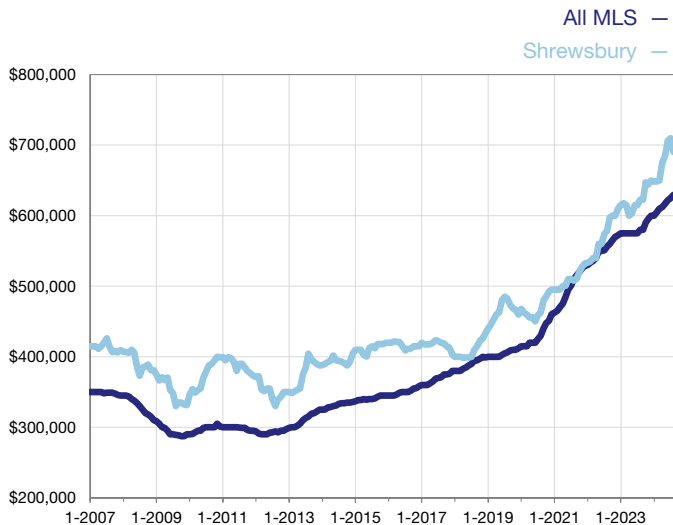
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	10	+ 42.9%	84	70	- 16.7%
Closed Sales	10	3	- 70.0%	83	65	- 21.7%
Median Sales Price*	\$391,250	\$554,900	+ 41.8%	\$455,000	\$475,000	+ 4.4%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	16	13	- 18.8%	19	28	+ 47.4%
Percent of Original List Price Received*	105.5%	101.8%	- 3.5%	103.9%	100.5%	- 3.3%
New Listings	8	10	+ 25.0%	93	84	- 9.7%

* 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

