

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

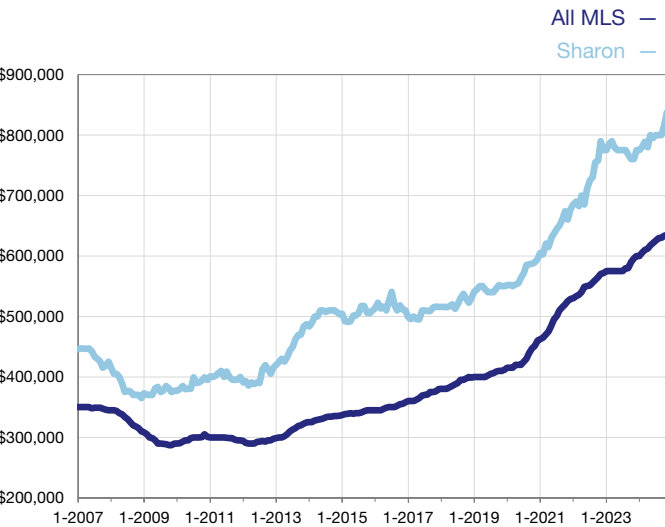
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	133	122	- 8.3%
Closed Sales	11	12	+ 9.1%	132	116	- 12.1%
Median Sales Price*	\$760,000	\$745,000	- 2.0%	\$772,500	\$806,900	+ 4.5%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	59	41	- 30.5%	34	31	- 8.8%
Percent of Original List Price Received*	94.4%	96.4%	+ 2.1%	99.5%	100.8%	+ 1.3%
New Listings	8	6	- 25.0%	154	143	- 7.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	22	21	- 4.5%
Closed Sales	2	1	- 50.0%	21	17	- 19.0%
Median Sales Price*	\$505,000	\$320,000	- 36.6%	\$601,000	\$342,500	- 43.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	32	13	- 59.4%	46	43	- 6.5%
Percent of Original List Price Received*	93.3%	97.3%	+ 4.3%	101.4%	100.8%	- 0.6%
New Listings	1	1	0.0%	25	28	+ 12.0%

* 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

