

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

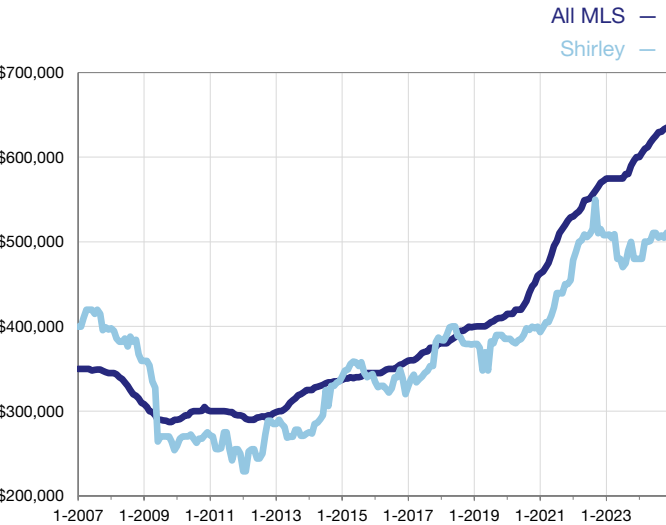
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	54	48	- 11.1%
Closed Sales	8	3	- 62.5%	51	46	- 9.8%
Median Sales Price*	\$477,450	\$425,000	- 11.0%	\$500,000	\$513,000	+ 2.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	22	33	+ 50.0%
Percent of Original List Price Received*	101.0%	104.0%	+ 3.0%	103.0%	103.7%	+ 0.7%
New Listings	2	3	+ 50.0%	63	52	- 17.5%

\* 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	1	1	0.0%	10	7	- 30.0%
Closed Sales	0	2	--	10	8	- 20.0%
Median Sales Price*	\$0	\$575,000	--	\$411,000	\$365,000	- 11.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--
Cumulative Days on Market Until Sale	0	60	--	32	38	+ 18.8%
Percent of Original List Price Received*	0.0%	100.0%	--	100.1%	98.8%	- 1.3%
New Listings	2	1	- 50.0%	14	11	- 21.4%

\* 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

