

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$418,500	\$580,000	+ 38.6%	\$418,500	\$580,000	+ 38.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	24	45	+ 87.5%	24	45	+ 87.5%
Percent of Original List Price Received*	102.1%	99.1%	- 2.9%	102.1%	99.1%	- 2.9%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

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

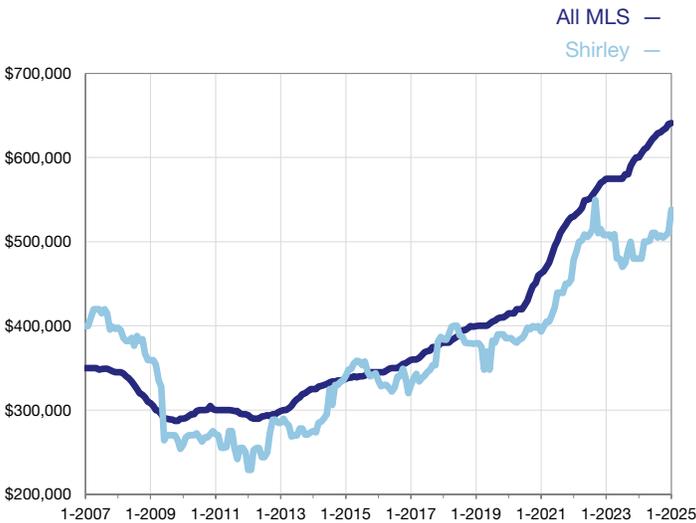
Condominium Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$345,000	\$326,000	- 5.5%	\$345,000	\$326,000	- 5.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--
Cumulative Days on Market Until Sale	23	19	- 17.4%	23	19	- 17.4%
Percent of Original List Price Received*	95.6%	101.9%	+ 6.6%	95.6%	101.9%	+ 6.6%
New Listings	1	1	0.0%	1	1	0.0%

* 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

