

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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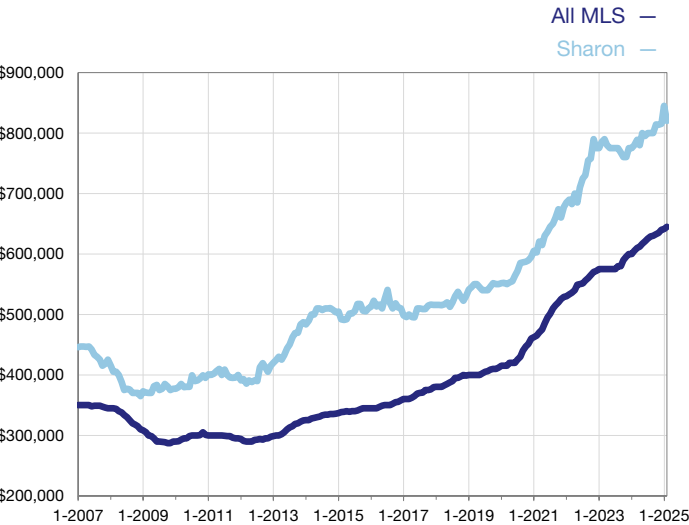
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	2	- 81.8%	15	8	- 46.7%
Closed Sales	5	5	0.0%	12	15	+ 25.0%
Median Sales Price*	\$1,001,000	\$680,000	- 32.1%	\$727,500	\$765,000	+ 5.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	54	37	- 31.5%	36	53	+ 47.2%
Percent of Original List Price Received*	98.1%	99.4%	+ 1.3%	99.7%	97.4%	- 2.3%
New Listings	11	6	- 45.5%	18	13	- 27.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$305,000	--
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	46	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.5%	--
New Listings	1	0	- 100.0%	4	5	+ 25.0%

* 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

