

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	49	36	- 26.5%
Closed Sales	3	1	- 66.7%	49	36	- 26.5%
Median Sales Price*	\$500,000	\$375,000	- 25.0%	\$511,000	\$595,000	+ 16.4%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	31	37	+ 19.4%
Percent of Original List Price Received*	102.7%	93.8%	- 8.7%	103.7%	100.8%	- 2.8%
New Listings	1	1	0.0%	53	43	- 18.9%

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

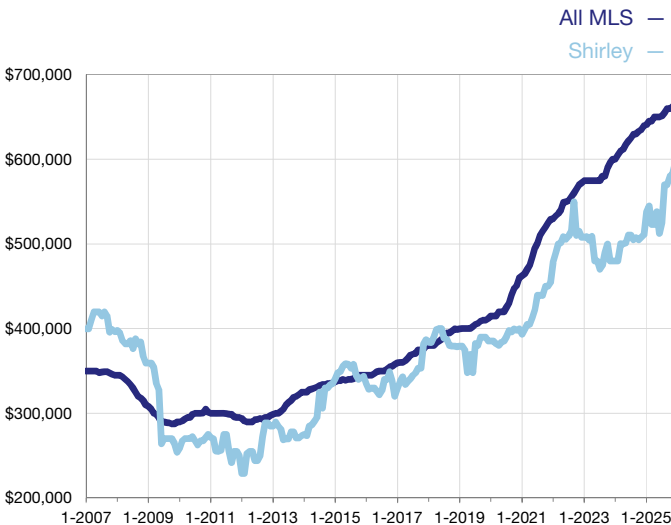
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	8	18	+ 125.0%
Closed Sales	1	2	+ 100.0%	9	16	+ 77.8%
Median Sales Price*	\$270,000	\$434,900	+ 61.1%	\$365,000	\$337,500	- 7.5%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	3.5	4.3	+ 22.9%	--	--	--
Cumulative Days on Market Until Sale	9	18	+ 100.0%	35	38	+ 8.6%
Percent of Original List Price Received*	96.4%	100.0%	+ 3.7%	98.6%	97.1%	- 1.5%
New Listings	1	5	+ 400.0%	12	23	+ 91.7%

* 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

