

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sharon

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	8	7	- 12.5%
Closed Sales	5	3	- 40.0%	15	8	- 46.7%
Median Sales Price*	\$680,000	<b>\$785,000</b>	+ 15.4%	\$765,000	<b>\$785,000</b>	+ 2.6%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	37	125	+ 237.8%	53	64	+ 20.8%
Percent of Original List Price Received*	99.4%	96.9%	- 2.5%	97.4%	98.4%	+ 1.0%
New Listings	7	9	+ 28.6%	14	11	- 21.4%

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

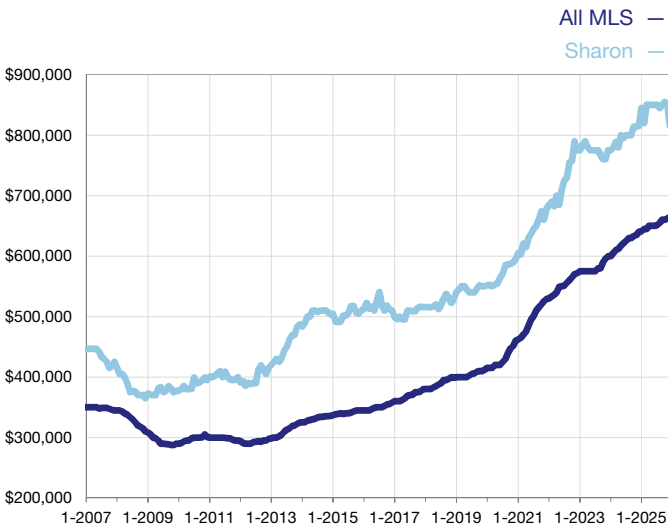
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	3	3	0.0%
Closed Sales	0	2	--	2	3	+ 50.0%
Median Sales Price*	\$0	<b>\$748,000</b>	--	\$305,000	<b>\$600,000</b>	+ 96.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	4.9	2.4	- 51.0%	--	--	--
Cumulative Days on Market Until Sale	0	75	--	46	62	+ 34.8%
Percent of Original List Price Received*	0.0%	96.1%	--	98.5%	97.4%	- 1.1%
New Listings	0	2	--	10	4	- 60.0%

\* 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

