

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	3	3	0.0%
Closed Sales	2	3	+ 50.0%	5	5	0.0%
Median Sales Price*	\$919,950	\$475,000	- 48.4%	\$640,000	\$488,000	- 23.8%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	160	89	- 44.4%	91	81	- 11.0%
Percent of Original List Price Received*	105.5%	99.0%	- 6.2%	101.7%	97.7%	- 3.9%
New Listings	1	1	0.0%	3	5	+ 66.7%

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

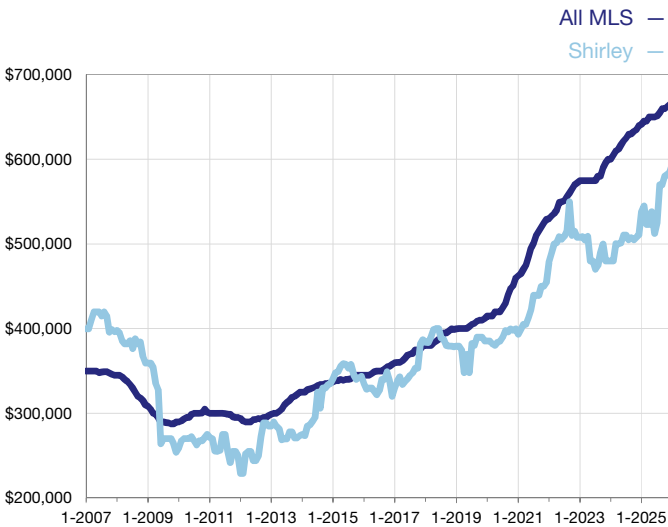
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	6	--	3	15	+ 400.0%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Median Sales Price*	\$293,000	\$282,798	- 3.5%	\$303,250	\$282,798	- 6.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	59	119	+ 101.7%	49	81	+ 65.3%
Percent of Original List Price Received*	88.0%	100.0%	+ 13.6%	91.5%	100.0%	+ 9.3%
New Listings	0	3	--	1	11	+ 1,000.0%

* 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

