

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shirley

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 2 | 4 | + 100.0% | 5 | 7 | + 40.0% |
| Closed Sales | 1 | 1 | 0.0% | 6 | 6 | 0.0% |
| Median Sales Price* | \$510,000 | \$380,000 | - 25.5% | \$610,000 | \$481,500 | - 21.1% |
| Inventory of Homes for Sale | 5 | 9 | + 80.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.6 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 11 | 12 | + 9.1% | 78 | 69 | - 11.5% |
| Percent of Original List Price Received* | 102.0% | 126.7% | + 24.2% | 101.7% | 102.6% | + 0.9% |
| New Listings | 3 | 10 | + 233.3% | 6 | 15 | + 150.0% |

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

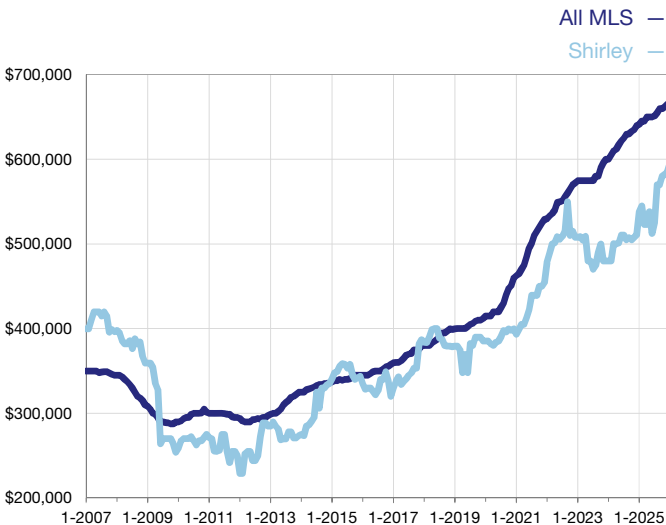
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 1 | 4 | + 300.0% | 4 | 19 | + 375.0% |
| Closed Sales | 0 | 5 | -- | 4 | 9 | + 125.0% |
| Median Sales Price* | \$0 | \$439,900 | -- | \$303,250 | \$431,420 | + 42.3% |
| Inventory of Homes for Sale | 1 | 4 | + 300.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.5 | + 114.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 42 | -- | 49 | 63 | + 28.6% |
| Percent of Original List Price Received* | 0.0% | 99.8% | -- | 91.5% | 99.9% | + 9.2% |
| New Listings | 1 | 5 | + 400.0% | 2 | 16 | + 700.0% |

* 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

