

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sharon

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	16	+ 45.5%	33	35	+ 6.1%
Closed Sales	7	9	+ 28.6%	27	22	- 18.5%
Median Sales Price*	\$760,000	\$1,200,000	+ 57.9%	\$770,000	\$933,444	+ 21.2%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	39	52	+ 33.3%
Percent of Original List Price Received*	102.0%	100.2%	- 1.8%	100.2%	99.0%	- 1.2%
New Listings	29	25	- 13.8%	56	55	- 1.8%

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

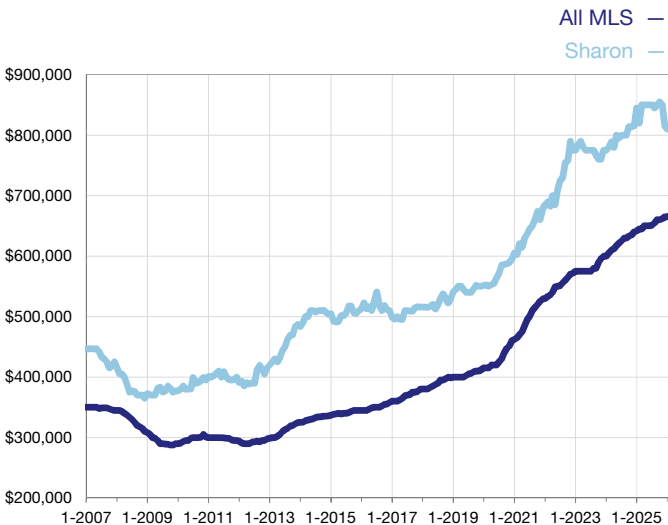
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	1	3	+ 200.0%	3	8	+ 166.7%
Median Sales Price*	\$310,000	\$800,000	+ 158.1%	\$310,000	\$700,000	+ 125.8%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	6.0	3.3	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	37	34	- 8.1%
Percent of Original List Price Received*	100.0%	101.8%	+ 1.8%	99.0%	100.7%	+ 1.7%
New Listings	2	5	+ 150.0%	13	14	+ 7.7%

* 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

