

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shirley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	7	12	+ 71.4%
Closed Sales	1	3	+ 200.0%	7	9	+ 28.6%
Median Sales Price*	\$489,900	<b>\$520,000</b>	+ 6.1%	\$580,000	<b>\$488,000</b>	- 15.9%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	35	14	- 60.0%	71	51	- 28.2%
Percent of Original List Price Received*	100.0%	<b>107.7%</b>	+ 7.7%	101.5%	<b>104.3%</b>	+ 2.8%
New Listings	5	5	0.0%	11	20	+ 81.8%

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

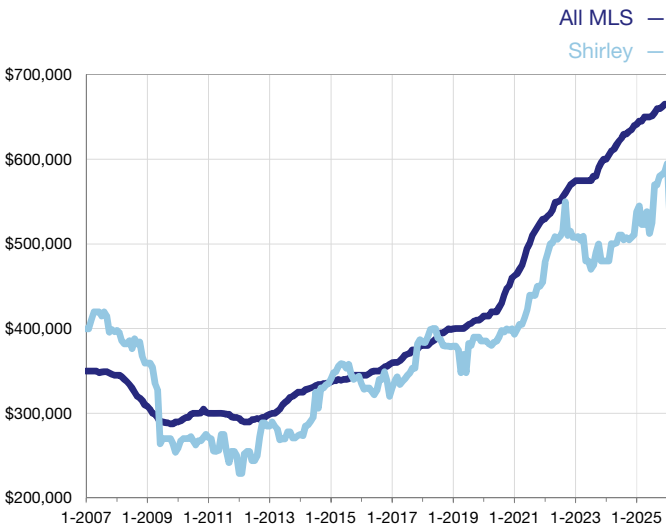
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	6	23	+ 283.3%
Closed Sales	1	4	+ 300.0%	5	13	+ 160.0%
Median Sales Price*	\$322,500	<b>\$391,500</b>	+ 21.4%	\$313,500	<b>\$429,900</b>	+ 37.1%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	49	17	- 65.3%	49	49	0.0%
Percent of Original List Price Received*	89.8%	<b>100.5%</b>	+ 11.9%	91.2%	<b>100.1%</b>	+ 9.8%
New Listings	2	5	+ 150.0%	4	21	+ 425.0%

\* 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

