

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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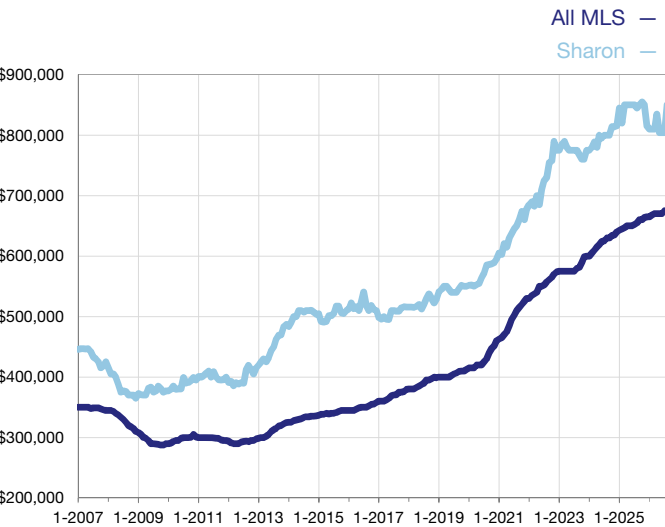
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	20	+ 66.7%	99	111	+ 12.1%
Closed Sales	14	19	+ 35.7%	93	97	+ 4.3%
Median Sales Price*	\$750,000	\$952,000	+ 26.9%	\$850,000	\$890,000	+ 4.7%
Inventory of Homes for Sale	20	28	+ 40.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	36	27	- 25.0%	35	33	- 5.7%
Percent of Original List Price Received*	97.6%	98.7%	+ 1.1%	99.7%	99.0%	- 0.7%
New Listings	7	16	+ 128.6%	122	143	+ 17.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	17	15	- 11.8%
Closed Sales	0	3	--	9	18	+ 100.0%
Median Sales Price*	\$0	\$675,000	--	\$345,000	\$737,500	+ 113.8%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	4.0	8.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	46	43	- 6.5%
Percent of Original List Price Received*	0.0%	100.2%	--	96.8%	100.9%	+ 4.2%
New Listings	1	8	+ 700.0%	26	34	+ 30.8%

* 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

