

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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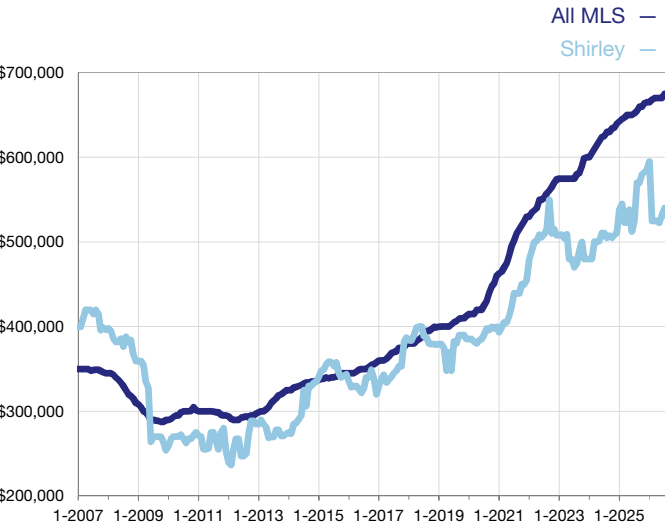
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	22	33	+ 50.0%
Closed Sales	4	6	+ 50.0%	21	29	+ 38.1%
Median Sales Price*	\$745,000	\$562,500	- 24.5%	\$580,000	\$525,000	- 9.5%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	43	32	- 25.6%
Percent of Original List Price Received*	103.1%	102.5%	- 0.6%	103.3%	102.1%	- 1.2%
New Listings	4	5	+ 25.0%	30	43	+ 43.3%

* 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	1	1	0.0%	11	38	+ 245.5%
Closed Sales	2	1	- 50.0%	12	25	+ 108.3%
Median Sales Price*	\$392,500	\$282,800	- 27.9%	\$324,250	\$429,900	+ 32.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	43	45	+ 4.7%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	96.4%	100.4%	+ 4.1%
New Listings	0	0	--	10	35	+ 250.0%

* 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

