

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shrewsbury

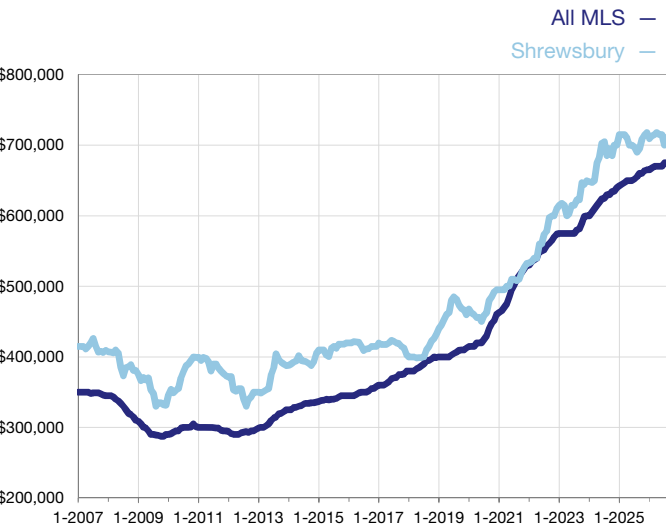
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	30	+ 66.7%	150	192	+ 28.0%
Closed Sales	29	26	- 10.3%	142	177	+ 24.6%
Median Sales Price*	\$655,000	\$587,500	- 10.3%	\$703,500	\$699,000	- 0.6%
Inventory of Homes for Sale	39	50	+ 28.2%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	34	38	+ 11.8%
Percent of Original List Price Received*	99.2%	100.7%	+ 1.5%	99.8%	99.5%	- 0.3%
New Listings	21	32	+ 52.4%	199	258	+ 29.6%

* 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	10	8	- 20.0%	44	66	+ 50.0%
Closed Sales	12	8	- 33.3%	45	54	+ 20.0%
Median Sales Price*	\$510,000	\$672,500	+ 31.9%	\$525,000	\$511,125	- 2.6%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--
Cumulative Days on Market Until Sale	35	35	0.0%	37	51	+ 37.8%
Percent of Original List Price Received*	98.0%	99.1%	+ 1.1%	98.9%	97.0%	- 1.9%
New Listings	10	9	- 10.0%	61	93	+ 52.5%

* 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

