Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Shirley

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**0**	- 100.0%	33	**34**	+ 3.0%
Closed Sales	6	**1**	- 83.3%	31	**35**	+ 12.9%
Median Sales Price*	$630,250	**$415,000**	- 34.2%	$609,000	**$520,000**	- 14.6%
Inventory of Homes for Sale	6	**7**	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	**1.9**	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	**191**	+ 402.6%	41	**41**	0.0%
Percent of Original List Price Received*	98.9%	**94.5%**	- 4.4%	101.7%	**100.8%**	- 0.9%
New Listings	5	**1**	- 80.0%	41	**46**	+ 12.2%

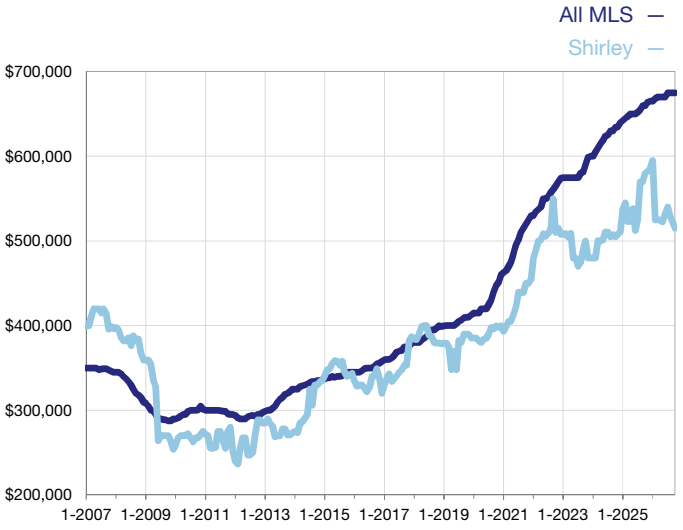
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

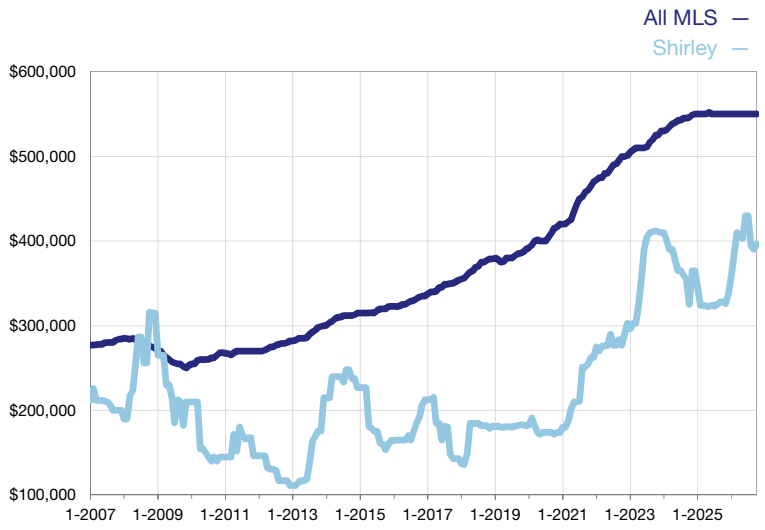
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	14	**39**	+ 178.6%
Closed Sales	0	**1**	--	13	**37**	+ 184.6%
Median Sales Price*	$0	**$467,400**	--	$326,000	**$380,000**	+ 16.6%
Inventory of Homes for Sale	6	**5**	- 16.7%	--	--	--
Months Supply of Inventory	4.1	**1.4**	- 65.9%	--	--	--
Cumulative Days on Market Until Sale	0	**5**	--	44	**36**	- 18.2%
Percent of Original List Price Received*	0.0%	**100.0%**	--	96.5%	**100.0%**	+ 3.6%
New Listings	4	**3**	- 25.0%	17	**37**	+ 117.6%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.