

Sharon, MA Area Market Review

2020 vs. 2019 As of December 31, 2020

Prepared by Ryan Cook on Wednesday, January 13, 2021

Single Family

Listing Inventory on December 31	2019	2020	Var.	Var. %	Trend
Listing Units	18	12	-6	-33.33%	↓
Average Days on Market	100	136	36	36%	↑
Average List Price	\$692,905.44	\$1,205,625.00	\$512,719.56	74%	↑
Average List \$ / SqFt	\$291.97	\$316.06	\$24.09	8.25%	↑
Approximate Absorption Rate	91.67%	170.83%	79.16%	86.35%	↑
Approximate Months Supply of Inventory	1.09	0.59	-0.50	-45.87%	↓
Listed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Taken)	281	313	32	11.39%	↑
Average Original List Price	\$692,374.23	\$708,467.03	\$16,092.80	2.32%	↑
Average Original List \$ / SqFt	\$279.89	\$284.97	\$5.08	1.81%	↑
Went Pending (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Went Pending)	215	272	57	26.51%	↑
Average List Price	\$625,613.30	\$650,470.89	\$24,857.59	3.97%	↑
Average List \$ / SqFt	\$267.67	\$277.66	\$9.99	3.73%	↑
Average Days to Offer	39	29	-10	-25.64%	↓
Listed & Price Changed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Price Changed)	119	83	-36	-30.25%	↓
Average Original List Price	\$701,725.10	\$752,880.55	\$51,155.45	7.29%	↑
Average Original List \$ / SqFt	\$277.35	\$284.34	\$6.99	2.52%	↑
Sold (Year to Date)	2019	2020	Var.	Var. %	Trend
Closed Units (Sold)	197	246	49	24.87%	↑
Average Days on Market	62	46	-16	-25.81%	↓
Average Days to Offer	41	30	-11	-26.83%	↓
Average Sale Price	\$619,321.18	\$635,658.30	\$16,337.12	2.64%	↑
Average Sale \$ / SqFt	\$261.04	\$274.77	\$13.73	5.26%	↑
Average List Price	\$631,020.04	\$637,084.07	\$6,064.03	0.96%	↑
Average List \$ / SqFt	\$265.71	\$274.99	\$9.28	3.49%	↑
Average Original List Price	\$644,940.23	\$645,969.43	\$1,029.20	0.16%	↑
Average Original List \$ / SqFt	\$271.18	\$278.70	\$7.52	2.77%	↑
Average Sale Price as % of List Price	98.27%	99.84%	1.57%	1.60%	↑
Average Sale Price as % of Original List Price	96.49%	98.57%	2.08%	2.16%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	1	1	0	0%	↔
Sold Units - Lender-Owned	3	3	0	0%	↔
12-Month Activity as of December 31	2019	2020	Var.	Var. %	Trend
Units Listed	281	313	32	11.39%	↑
Units Price Changed	119	83	-36	-30.25%	↓
Units Went Pending	215	272	57	26.51%	↑
Units Sold	198	246	48	24.24%	↑

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