

Sharon, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

Single Family

Listing Inventory on March 28	2021	2022	Var.	Var. %	Trend
Listing Units	13	7	-6	-46.15%	↓
Average Days on Market	140	15	-125	-89.29%	↓
Average List Price	\$1,089,869.23	\$1,144,857.14	\$54,987.91	5.05%	↑
Average List \$ / SqFt	\$292.94	\$388.67	\$95.73	32.68%	↑
Approximate Absorption Rate	167.95%	272.62%	104.67%	62.32%	↑
Approximate Months Supply of Inventory	0.60	0.37	-0.23	-38.33%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	46	36	-10	-21.74%	↓
Average Original List Price	\$720,465.17	\$902,475.00	\$182,009.83	25.26%	↑
Average Original List \$ / SqFt	\$292.59	\$354.14	\$61.55	21.04%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	47	31	-16	-34.04%	↓
Average List Price	\$724,710.62	\$821,680.65	\$96,970.03	13.38%	↑
Average List \$ / SqFt	\$293.59	\$348.74	\$55.15	18.78%	↑
Average Days to Offer	29	17	-12	-41.38%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	4	3	-1	-25%	↓
Average Original List Price	\$567,449.75	\$1,327,266.67	\$759,816.92	133.90%	↑
Average Original List \$ / SqFt	\$264.90	\$428.35	\$163.45	61.70%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	35	34	-1	-2.86%	↓
Average Days on Market	50	35	-15	-30%	↓
Average Days to Offer	36	23	-13	-36.11%	↓
Average Sale Price	\$705,710.00	\$764,338.68	\$58,628.68	8.31%	↑
Average Sale \$ / SqFt	\$282.29	\$333.22	\$50.93	18.04%	↑
Average List Price	\$713,811.40	\$754,467.65	\$40,656.25	5.70%	↑
Average List \$ / SqFt	\$283.76	\$328.72	\$44.96	15.84%	↑
Average Original List Price	\$727,902.80	\$759,758.82	\$31,856.02	4.38%	↑
Average Original List \$ / SqFt	\$287.86	\$331.63	\$43.77	15.21%	↑
Average Sale Price as % of List Price	99.39%	101.41%	2.02%	2.03%	↑
Average Sale Price as % of Original List Price	98.13%	100.78%	2.65%	2.70%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 28	2021	2022	Var.	Var. %	Trend
Units Listed	271	245	-26	-9.59%	↓
Units Price Changed	59	44	-15	-25.42%	↓
Units Went Pending	257	229	-28	-10.89%	↓
Units Sold	262	229	-33	-12.60%	↓

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