

# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	5	- 44.4%	57	51	- 10.5%
Closed Sales	12	6	- 50.0%	54	51	- 5.6%
Median Sales Price*	\$1,085,000	<b>\$1,095,000</b>	+ 0.9%	\$1,059,000	<b>\$1,107,000</b>	+ 4.5%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.3	<b>1.2</b>	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	16	<b>12</b>	- 25.0%	38	<b>25</b>	- 34.2%
Percent of Original List Price Received*	102.9%	<b>104.5%</b>	+ 1.6%	101.4%	<b>106.6%</b>	+ 5.1%
New Listings	12	5	- 58.3%	76	61	- 19.7%

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

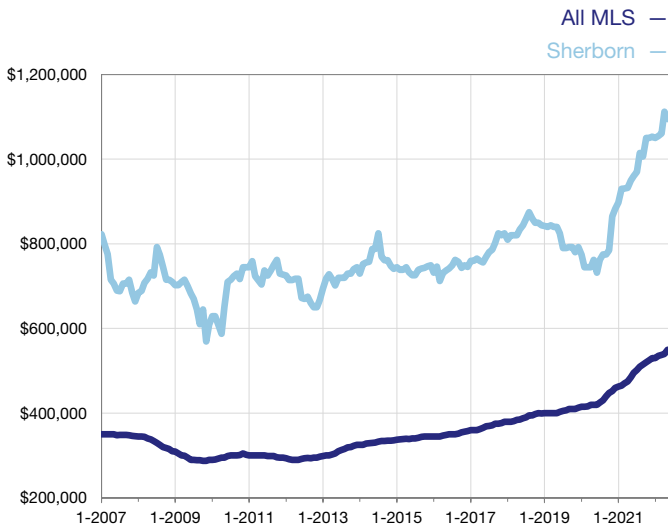
### Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	7	8	+ 14.3%
Closed Sales	2	2	0.0%	8	8	0.0%
Median Sales Price*	\$847,950	<b>\$1,067,500</b>	+ 25.9%	\$847,950	<b>\$907,500</b>	+ 7.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.6	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	57	<b>30</b>	- 47.4%	39	<b>112</b>	+ 187.2%
Percent of Original List Price Received*	101.7%	<b>104.8%</b>	+ 3.0%	99.6%	<b>100.8%</b>	+ 1.2%
New Listings	2	1	- 50.0%	10	7	- 30.0%

\* 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

