

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	70	66	- 5.7%
Closed Sales	4	4	0.0%	77	64	- 16.9%
Median Sales Price*	\$1,280,000	<b>\$962,500</b>	- 24.8%	\$1,053,000	<b>\$1,118,500</b>	+ 6.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	33	27	- 18.2%
Percent of Original List Price Received*	99.9%	100.7%	+ 0.8%	101.7%	105.3%	+ 3.5%
New Listings	0	0	--	89	80	- 10.1%

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

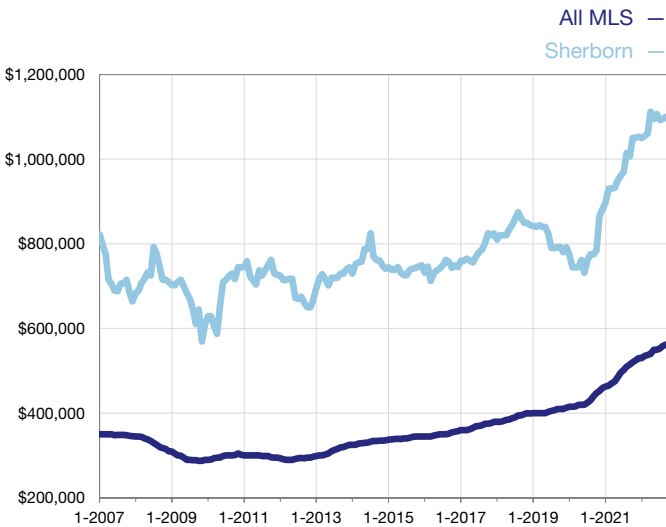
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	12	12	0.0%
Closed Sales	1	1	0.0%	12	11	- 8.3%
Median Sales Price*	\$885,000	<b>\$905,000</b>	+ 2.3%	\$874,950	<b>\$900,000</b>	+ 2.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	64	12	- 81.3%	66	89	+ 34.8%
Percent of Original List Price Received*	95.7%	102.9%	+ 7.5%	99.3%	100.5%	+ 1.2%
New Listings	0	0	--	13	15	+ 15.4%

\* 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

