

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	5	+ 400.0%	53	65	+ 22.6%
Closed Sales	2	3	+ 50.0%	56	60	+ 7.1%
Median Sales Price*	\$1,252,500	\$787,500	- 37.1%	\$827,500	\$852,250	+ 3.0%
Inventory of Homes for Sale	39	45	+ 15.4%	--	--	--
Months Supply of Inventory	7.2	8.1	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	274	59	- 78.5%	119	101	- 15.1%
Percent of Original List Price Received*	93.9%	95.2%	+ 1.4%	96.3%	94.8%	- 1.6%
New Listings	15	10	- 33.3%	102	114	+ 11.8%

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

Condominium Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$764,950	\$719,000	- 6.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	49	307	+ 526.5%
Percent of Original List Price Received*	0.0%	0.0%	--	99.4%	99.1%	- 0.3%
New Listings	1	0	- 100.0%	6	3	- 50.0%

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

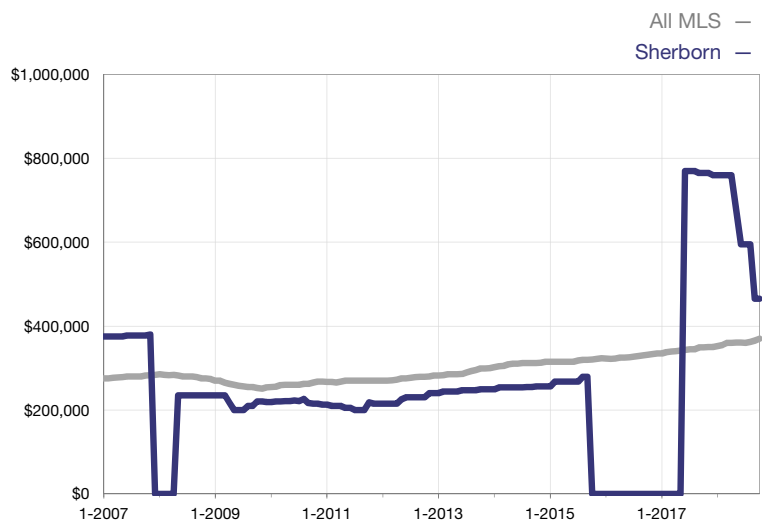
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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