

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	9	0.0%	53	62	+ 17.0%
Closed Sales	13	13	0.0%	43	55	+ 27.9%
Median Sales Price*	\$905,000	\$708,000	- 21.8%	\$875,000	\$790,000	- 9.7%
Inventory of Homes for Sale	48	38	- 20.8%	--	--	--
Months Supply of Inventory	9.3	5.5	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	112	71	- 36.6%	120	103	- 14.2%
Percent of Original List Price Received*	96.5%	93.7%	- 2.9%	95.2%	93.7%	- 1.6%
New Listings	11	10	- 9.1%	87	103	+ 18.4%

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

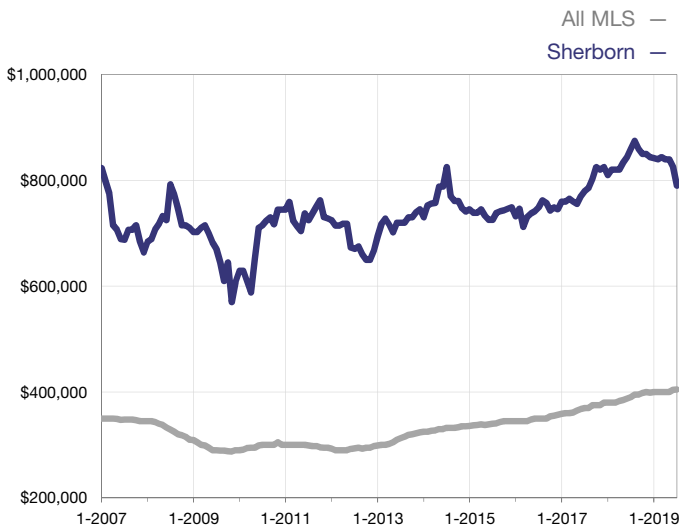
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	3	8	+ 166.7%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$729,000	--	\$719,000	\$729,000	+ 1.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	3.0	8.0	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	0	53	--	307	99	- 67.8%
Percent of Original List Price Received*	0.0%	100.0%	--	99.1%	93.2%	- 6.0%
New Listings	0	3	--	1	15	+ 1,400.0%

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

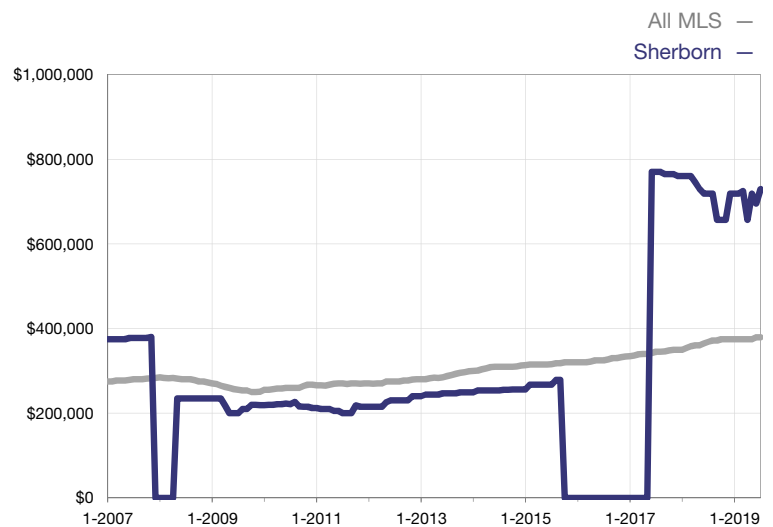
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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