

# Local Market Update – April 2021

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## Sherborn

### Single-Family Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 8         | 9                | + 12.5% | 25           | 27               | + 8.0%  |
| Closed Sales                             | 4         | 4                | 0.0%    | 20           | 17               | - 15.0% |
| Median Sales Price*                      | \$788,750 | <b>\$822,500</b> | + 4.3%  | \$669,250    | <b>\$870,000</b> | + 30.0% |
| Inventory of Homes for Sale              | 20        | 6                | - 70.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | 0.9              | - 67.9% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 118       | 18               | - 84.7% | 91           | 64               | - 29.7% |
| Percent of Original List Price Received* | 97.9%     | 101.5%           | + 3.7%  | 95.2%        | 98.0%            | + 2.9%  |
| New Listings                             | 6         | 10               | + 66.7% | 36           | 29               | - 19.4% |

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

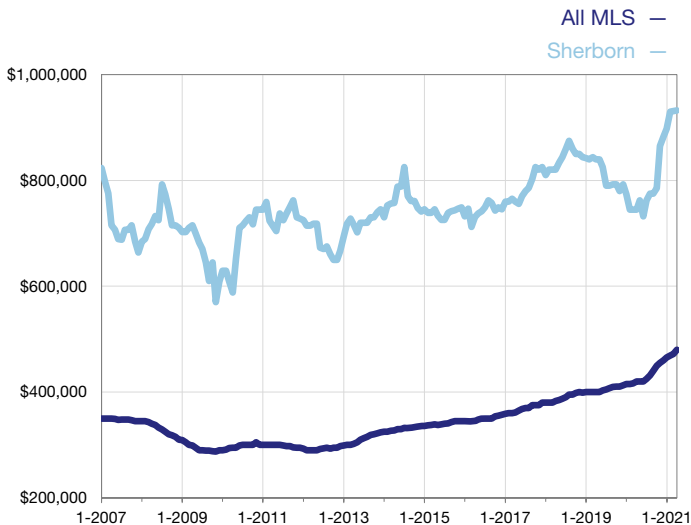
### Condominium Properties

| Key Metrics                              | April     |            |          | Year to Date |                  |          |
|--|-----------|------------|----------|--------------|------------------|----------|
|  | 2020      | 2021       | + / -    | 2020         | 2021             | + / -    |
| Pending Sales                            | 1         | 2          | + 100.0% | 6            | 5                | - 16.7%  |
| Closed Sales                             | 2         | 0          | - 100.0% | 5            | 2                | - 60.0%  |
| Median Sales Price*                      | \$735,495 | <b>\$0</b> | - 100.0% | \$722,500    | <b>\$959,900</b> | + 32.9%  |
| Inventory of Homes for Sale              | 3         | 4          | + 33.3%  | --           | --               | --       |
| Months Supply of Inventory               | 1.6       | 2.2        | + 37.5%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 125       | 0          | - 100.0% | 145          | 18               | - 87.6%  |
| Percent of Original List Price Received* | 99.1%     | 0.0%       | - 100.0% | 97.1%        | 101.7%           | + 4.7%   |
| New Listings                             | 1         | 4          | + 300.0% | 4            | 8                | + 100.0% |

\* 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

