

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	8	0.0%	33	35	+ 6.1%
Closed Sales	5	10	+ 100.0%	25	27	+ 8.0%
Median Sales Price*	\$915,000	\$1,145,000	+ 25.1%	\$715,000	\$950,000	+ 32.9%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	101	57	- 43.6%	93	61	- 34.4%
Percent of Original List Price Received*	97.2%	101.9%	+ 4.8%	95.6%	99.4%	+ 4.0%
New Listings	10	13	+ 30.0%	46	42	- 8.7%

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

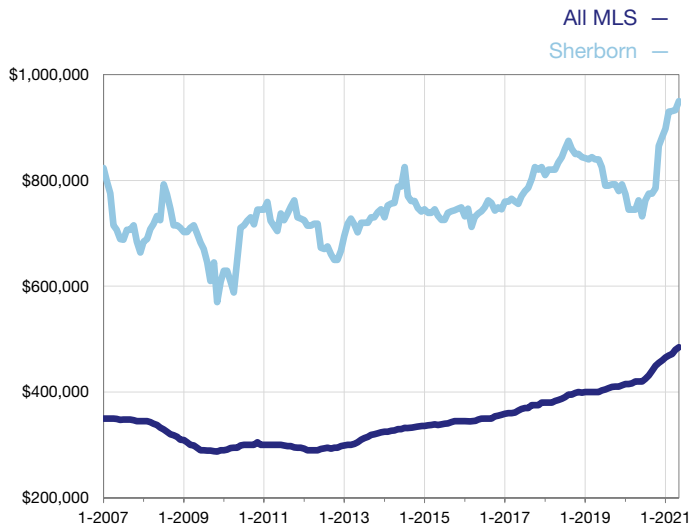
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	6	6	0.0%
Closed Sales	3	1	- 66.7%	8	3	- 62.5%
Median Sales Price*	\$639,600	\$347,500	- 45.7%	\$681,050	\$929,900	+ 36.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	424	55	- 87.0%	250	30	- 88.0%
Percent of Original List Price Received*	101.5%	90.3%	- 11.0%	98.7%	97.9%	- 0.8%
New Listings	1	0	- 100.0%	5	8	+ 60.0%

* 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

