

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	3	- 40.0%	67	61	- 9.0%
Closed Sales	5	4	- 20.0%	73	60	- 17.8%
Median Sales Price*	\$985,000	<b>\$1,427,500</b>	+ 44.9%	\$1,053,000	<b>\$1,140,000</b>	+ 8.3%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	48	51	+ 6.3%	34	27	- 20.6%
Percent of Original List Price Received*	100.9%	98.5%	- 2.4%	101.8%	105.6%	+ 3.7%
New Listings	6	6	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.

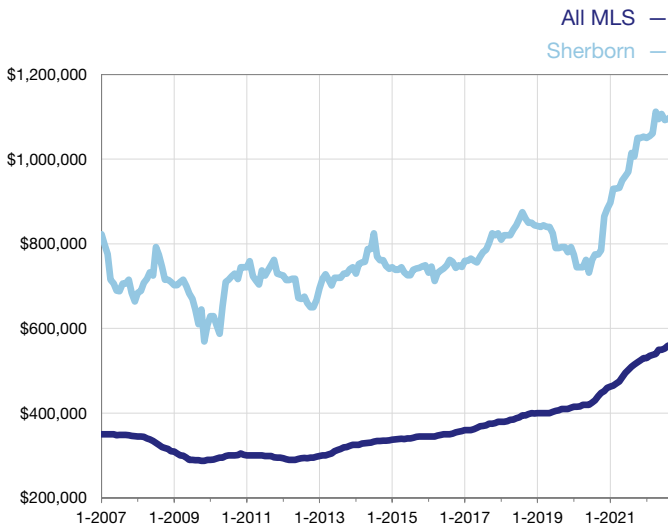
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	12	10	- 16.7%
Closed Sales	2	1	- 50.0%	11	10	- 9.1%
Median Sales Price*	\$772,500	<b>\$391,000</b>	- 49.4%	\$869,900	<b>\$885,000</b>	+ 1.7%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	123	20	- 83.7%	66	97	+ 47.0%
Percent of Original List Price Received*	99.3%	97.9%	- 1.4%	99.6%	100.2%	+ 0.6%
New Listings	0	5	--	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

