

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	5	2	- 60.0%
Closed Sales	1	2	+ 100.0%	4	5	+ 25.0%
Median Sales Price*	\$1,400,000	\$607,500	- 56.6%	\$736,000	\$1,049,550	+ 42.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	64	28	- 56.3%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	94.9%	95.9%	+ 1.1%
New Listings	5	2	- 60.0%	7	4	- 42.9%

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

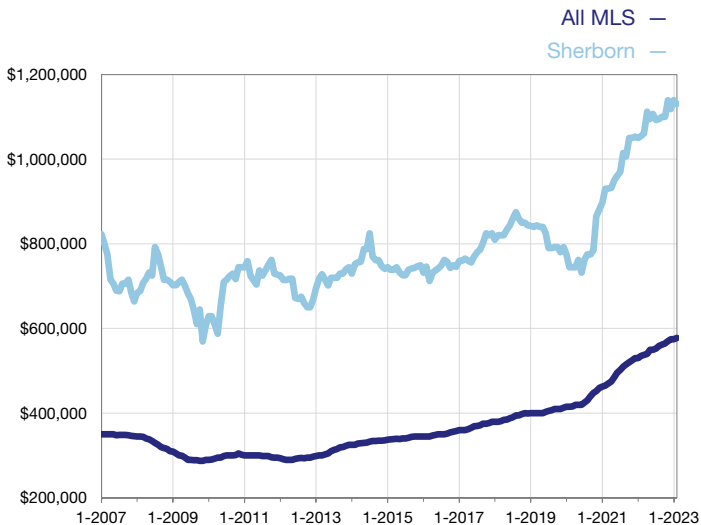
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$550,000	\$399,900	- 27.3%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	43	0	- 100.0%	43	26	- 39.5%
Percent of Original List Price Received*	99.9%	0.0%	- 100.0%	99.9%	100.0%	+ 0.1%
New Listings	0	1	--	1	2	+ 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

