

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	2	- 83.3%	17	4	- 76.5%
Closed Sales	4	2	- 50.0%	8	7	- 12.5%
Median Sales Price*	\$1,111,500	\$1,689,500	+ 52.0%	\$869,000	\$1,100,000	+ 26.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	13	150	+ 1,053.8%	38	63	+ 65.8%
Percent of Original List Price Received*	102.4%	97.0%	- 5.3%	98.7%	96.2%	- 2.5%
New Listings	14	7	- 50.0%	21	11	- 47.6%

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

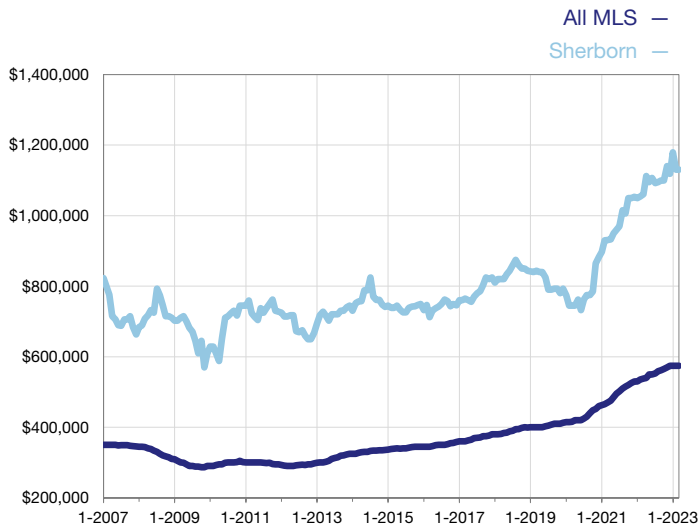
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	3	2	- 33.3%
Closed Sales	0	2	--	3	3	0.0%
Median Sales Price*	\$0	\$1,016,150	--	\$550,000	\$832,300	+ 51.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	0	57	--	43	46	+ 7.0%
Percent of Original List Price Received*	0.0%	93.3%	--	99.9%	95.6%	- 4.3%
New Listings	0	1	--	1	3	+ 200.0%

* 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

