

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	25	12	- 52.0%
Closed Sales	6	2	- 66.7%	14	9	- 35.7%
Median Sales Price*	\$1,492,500	\$1,385,000	- 7.2%	\$1,235,000	\$1,100,000	- 10.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	34	55	+ 61.8%
Percent of Original List Price Received*	105.1%	100.0%	- 4.9%	101.4%	97.1%	- 4.2%
New Listings	13	9	- 30.8%	34	20	- 41.2%

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

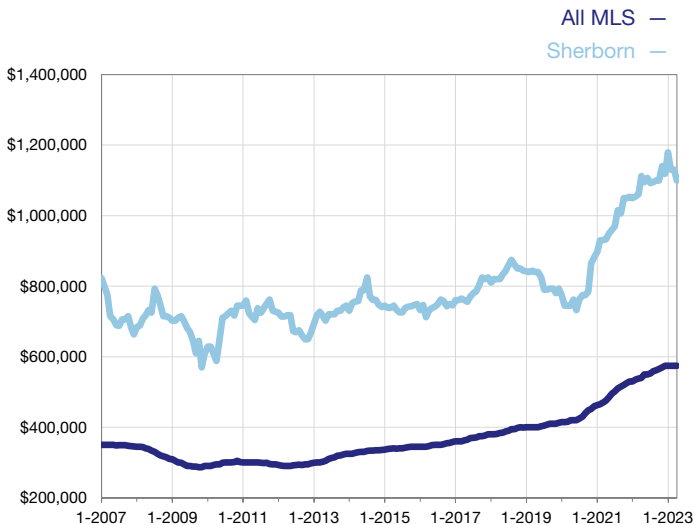
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$912,000	--	\$550,000	\$872,150	+ 58.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	43	38	- 11.6%
Percent of Original List Price Received*	0.0%	101.4%	--	99.9%	97.0%	- 2.9%
New Listings	1	0	- 100.0%	2	3	+ 50.0%

* 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

