

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	37	20	- 45.9%
Closed Sales	12	5	- 58.3%	26	14	- 46.2%
Median Sales Price*	\$1,150,000	<b>\$1,550,000</b>	+ 34.8%	\$1,202,500	<b>\$1,217,500</b>	+ 1.2%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	10	44	+ 340.0%	23	51	+ 121.7%
Percent of Original List Price Received*	109.4%	<b>105.0%</b>	- 4.0%	105.1%	<b>99.9%</b>	- 4.9%
New Listings	8	6	- 25.0%	41	24	- 41.5%

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

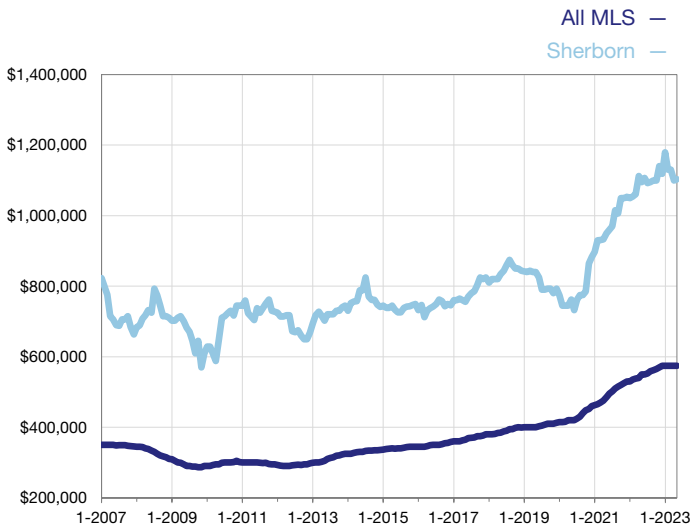
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$929,900	<b>\$0</b>	- 100.0%	\$732,500	<b>\$872,150</b>	+ 19.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	648	0	- 100.0%	195	38	- 80.5%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	99.9%	<b>97.0%</b>	- 2.9%
New Listings	4	2	- 50.0%	6	4	- 33.3%

\* 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

