

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	44	25	- 43.2%
Closed Sales	12	8	- 33.3%	38	22	- 42.1%
Median Sales Price*	\$1,293,500	<b>\$1,029,500</b>	- 20.4%	\$1,275,000	<b>\$1,104,500</b>	- 13.4%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	42	<b>9</b>	- 78.6%	29	<b>36</b>	+ 24.1%
Percent of Original List Price Received*	109.5%	<b>106.0%</b>	- 3.2%	106.5%	<b>102.1%</b>	- 4.1%
New Listings	10	<b>7</b>	- 30.0%	51	<b>31</b>	- 39.2%

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

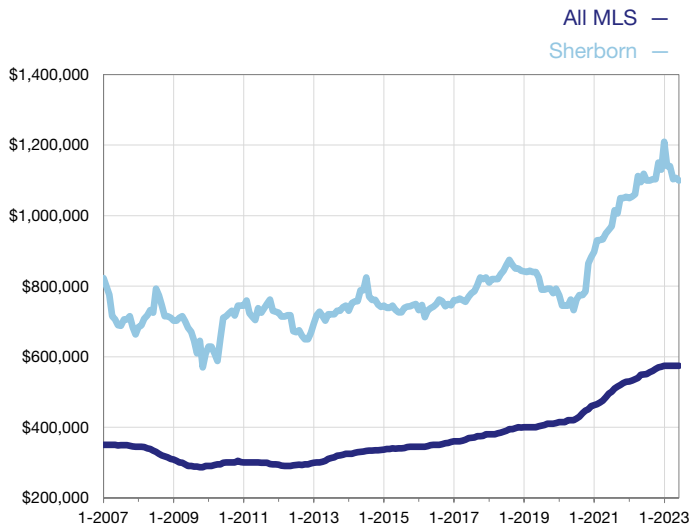
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	6	5	- 16.7%
Median Sales Price*	\$687,500	<b>\$915,000</b>	+ 33.1%	\$725,000	<b>\$912,000</b>	+ 25.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	<b>1.4</b>	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	<b>4</b>	- 85.7%	139	<b>31</b>	- 77.7%
Percent of Original List Price Received*	98.7%	<b>104.6%</b>	+ 6.0%	99.5%	<b>98.5%</b>	- 1.0%
New Listings	0	<b>0</b>	--	6	<b>4</b>	- 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

