

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	45	27	- 40.0%
Closed Sales	6	3	- 50.0%	44	25	- 43.2%
Median Sales Price*	\$1,055,500	\$1,600,000	+ 51.6%	\$1,190,000	\$1,109,000	- 6.8%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	11	28	+ 154.5%	27	35	+ 29.6%
Percent of Original List Price Received*	110.8%	103.6%	- 6.5%	107.1%	102.3%	- 4.5%
New Listings	3	8	+ 166.7%	54	39	- 27.8%

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

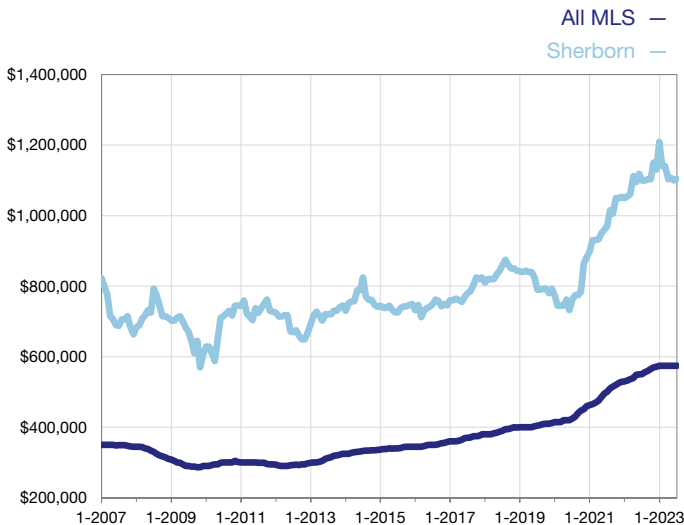
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	0	2	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$967,000	--	\$725,000	\$915,000	+ 26.2%
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	84	--	139	46	- 66.9%
Percent of Original List Price Received*	0.0%	107.8%	--	99.5%	101.2%	+ 1.7%
New Listings	0	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

