

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	49	34	- 30.6%
Closed Sales	6	9	+ 50.0%	50	34	- 32.0%
Median Sales Price*	\$1,095,000	<b>\$1,400,000</b>	+ 27.9%	\$1,118,500	<b>\$1,227,500</b>	+ 9.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	12	42	+ 250.0%	25	37	+ 48.0%
Percent of Original List Price Received*	104.5%	<b>104.4%</b>	- 0.1%	106.8%	<b>102.8%</b>	- 3.7%
New Listings	5	5	0.0%	59	44	- 25.4%

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

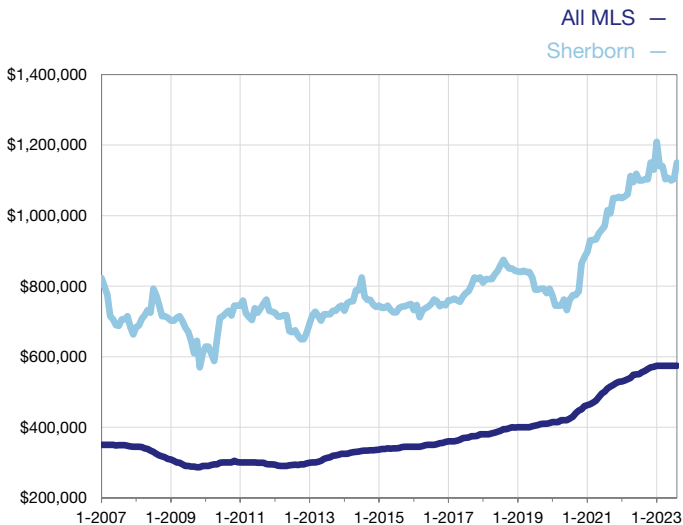
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	4	- 42.9%
Closed Sales	2	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$1,067,500	<b>\$0</b>	- 100.0%	\$907,500	<b>\$915,000</b>	+ 0.8%
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	30	0	- 100.0%	112	46	- 58.9%
Percent of Original List Price Received*	104.8%	<b>0.0%</b>	- 100.0%	100.8%	<b>101.2%</b>	+ 0.4%
New Listings	1	0	- 100.0%	7	4	- 42.9%

\* 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

