

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	52	36	- 30.8%
Closed Sales	3	4	+ 33.3%	53	38	- 28.3%
Median Sales Price*	\$1,100,000	\$1,302,500	+ 18.4%	\$1,107,000	\$1,227,500	+ 10.9%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	22	50	+ 127.3%	25	38	+ 52.0%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	106.2%	102.3%	- 3.7%
New Listings	6	7	+ 16.7%	65	50	- 23.1%

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

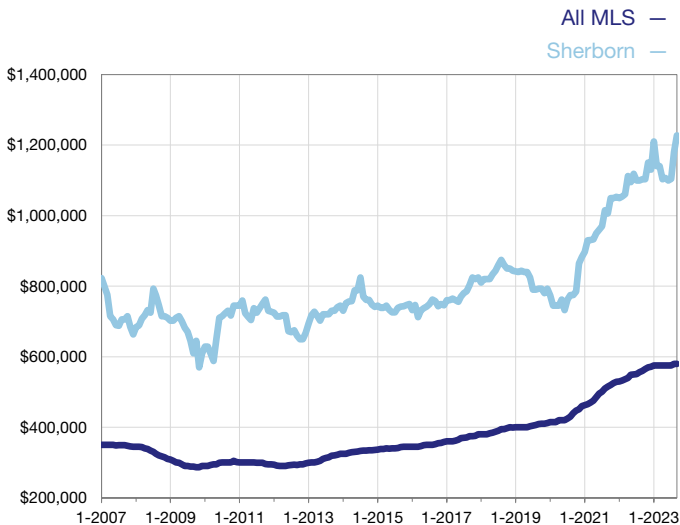
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	4	- 42.9%
Closed Sales	0	0	--	8	7	- 12.5%
Median Sales Price*	\$0	\$0	--	\$907,500	\$915,000	+ 0.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	112	46	- 58.9%
Percent of Original List Price Received*	0.0%	0.0%	--	100.8%	101.2%	+ 0.4%
New Listings	1	0	- 100.0%	8	4	- 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

