

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	57	41	- 28.1%
Closed Sales	2	4	+ 100.0%	55	42	- 23.6%
Median Sales Price*	\$1,040,000	\$1,662,500	+ 59.9%	\$1,107,000	\$1,300,000	+ 17.4%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	33	17	- 48.5%	25	36	+ 44.0%
Percent of Original List Price Received*	110.5%	106.2%	- 3.9%	106.3%	102.7%	- 3.4%
New Listings	6	9	+ 50.0%	71	58	- 18.3%

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

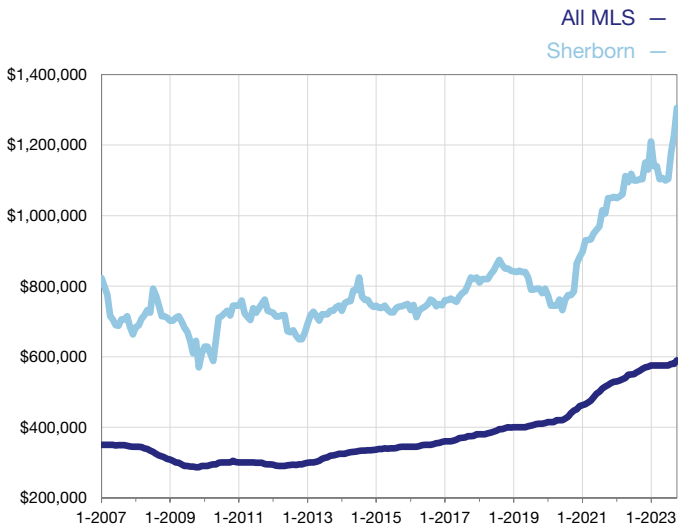
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	9	5	- 44.4%
Closed Sales	1	1	0.0%	9	8	- 11.1%
Median Sales Price*	\$870,000	\$995,000	+ 14.4%	\$900,000	\$927,500	+ 3.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	57	141	+ 147.4%	105	58	- 44.8%
Percent of Original List Price Received*	97.8%	104.8%	+ 7.2%	100.5%	101.6%	+ 1.1%
New Listings	2	0	- 100.0%	10	4	- 60.0%

* 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

