

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	59	44	- 25.4%
Closed Sales	4	3	- 25.0%	59	45	- 23.7%
Median Sales Price*	\$1,427,500	\$890,000	- 37.7%	\$1,150,000	\$1,275,000	+ 10.9%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	51	7	- 86.3%	27	34	+ 25.9%
Percent of Original List Price Received*	98.5%	115.1%	+ 16.9%	105.8%	103.5%	- 2.2%
New Listings	6	5	- 16.7%	77	63	- 18.2%

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

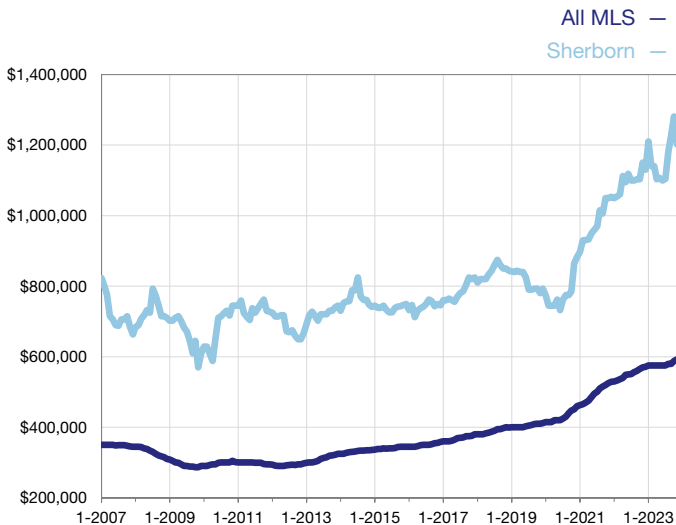
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	10	5	- 50.0%
Closed Sales	1	0	- 100.0%	10	8	- 20.0%
Median Sales Price*	\$391,000	\$0	- 100.0%	\$885,000	\$927,500	+ 4.8%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	3.6	0.7	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	97	58	- 40.2%
Percent of Original List Price Received*	97.9%	0.0%	- 100.0%	100.2%	101.6%	+ 1.4%
New Listings	5	0	- 100.0%	15	4	- 73.3%

* 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

