

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	65	49	- 24.6%
Closed Sales	4	5	+ 25.0%	63	50	- 20.6%
Median Sales Price*	\$962,500	\$1,110,000	+ 15.3%	\$1,130,000	\$1,250,000	+ 10.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	27	34	+ 25.9%
Percent of Original List Price Received*	100.7%	98.0%	- 2.7%	105.5%	102.9%	- 2.5%
New Listings	0	1	--	77	64	- 16.9%

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

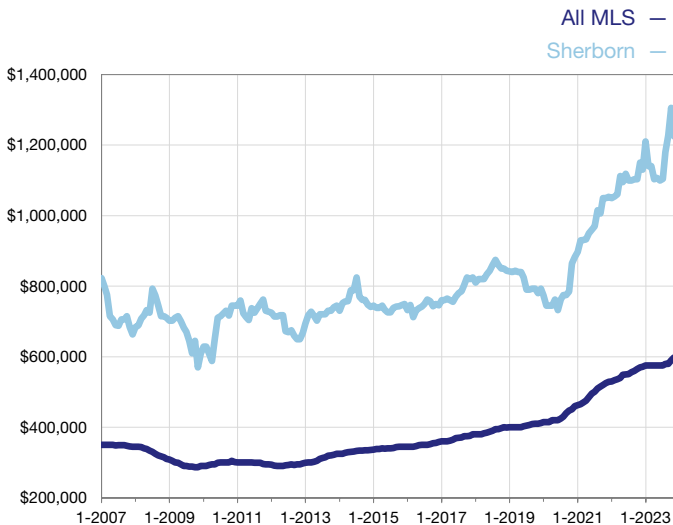
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	12	5	- 58.3%
Closed Sales	1	0	- 100.0%	11	8	- 27.3%
Median Sales Price*	\$905,000	\$0	- 100.0%	\$900,000	\$927,500	+ 3.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	89	58	- 34.8%
Percent of Original List Price Received*	102.9%	0.0%	- 100.0%	100.5%	101.6%	+ 1.1%
New Listings	0	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

