

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	8	0.0%	11	21	+ 90.9%
Closed Sales	2	5	+ 150.0%	9	14	+ 55.6%
Median Sales Price*	\$1,385,000	\$1,354,000	- 2.2%	\$1,100,000	\$1,234,375	+ 12.2%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	29	79	+ 172.4%	55	78	+ 41.8%
Percent of Original List Price Received*	100.0%	107.5%	+ 7.5%	97.1%	99.7%	+ 2.7%
New Listings	7	14	+ 100.0%	18	30	+ 66.7%

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

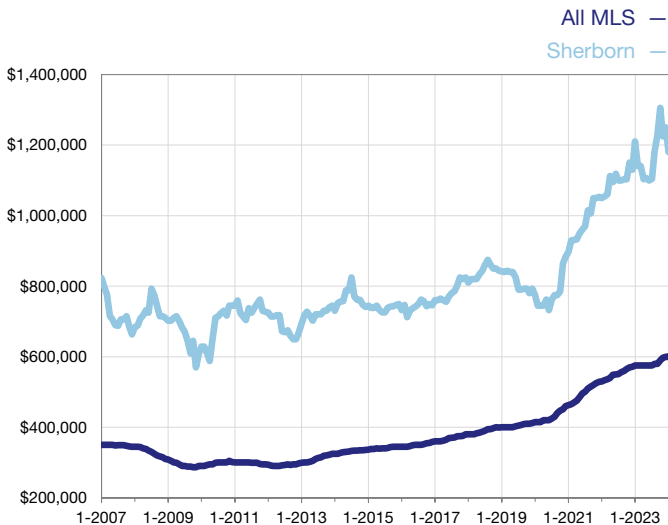
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$912,000	\$0	- 100.0%	\$872,150	\$0	- 100.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	38	0	- 100.0%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	97.0%	0.0%	- 100.0%
New Listings	0	0	--	2	1	- 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

