

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	10	+ 100.0%	25	40	+ 60.0%
Closed Sales	8	9	+ 12.5%	22	30	+ 36.4%
Median Sales Price*	\$1,029,500	\$1,495,000	+ 45.2%	\$1,104,500	\$1,307,500	+ 18.4%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	9	12	+ 33.3%	36	42	+ 16.7%
Percent of Original List Price Received*	106.0%	108.1%	+ 2.0%	102.1%	103.7%	+ 1.6%
New Listings	7	7	0.0%	31	48	+ 54.8%

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

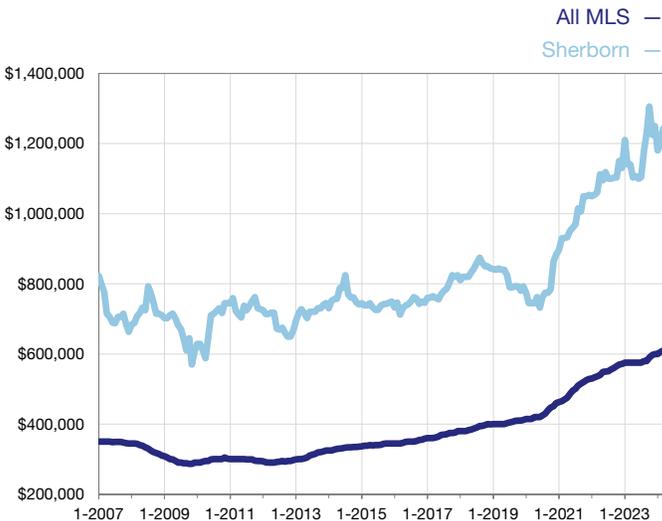
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$915,000	\$0	- 100.0%	\$912,000	\$0	- 100.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.1	4.0	+ 90.5%	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	31	0	- 100.0%
Percent of Original List Price Received*	104.6%	0.0%	- 100.0%	98.5%	0.0%	- 100.0%
New Listings	0	3	--	4	7	+ 75.0%

* 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

