

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	26	42	+ 61.5%
Closed Sales	3	11	+ 266.7%	25	41	+ 64.0%
Median Sales Price*	\$1,600,000	\$1,265,000	- 20.9%	\$1,109,000	\$1,300,000	+ 17.2%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	35	41	+ 17.1%
Percent of Original List Price Received*	103.6%	105.6%	+ 1.9%	102.3%	104.2%	+ 1.9%
New Listings	8	4	- 50.0%	39	52	+ 33.3%

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

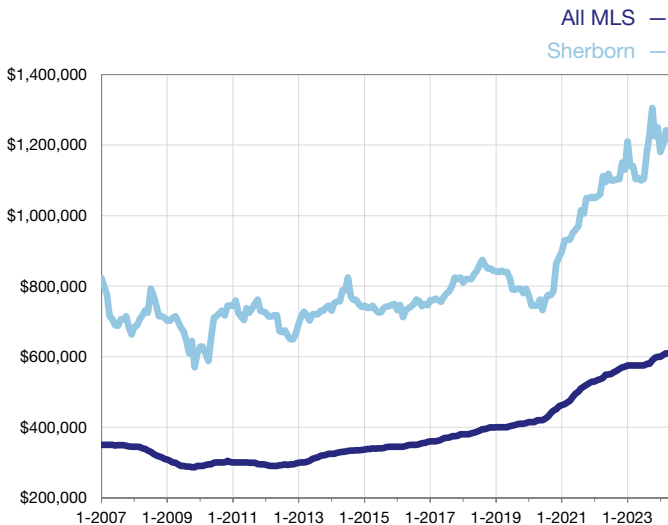
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	4	4	0.0%
Closed Sales	2	1	- 50.0%	7	1	- 85.7%
Median Sales Price*	\$967,000	\$995,000	+ 2.9%	\$915,000	\$995,000	+ 8.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	84	35	- 58.3%	46	35	- 23.9%
Percent of Original List Price Received*	107.8%	92.6%	- 14.1%	101.2%	92.6%	- 8.5%
New Listings	0	1	--	4	8	+ 100.0%

* 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

