

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

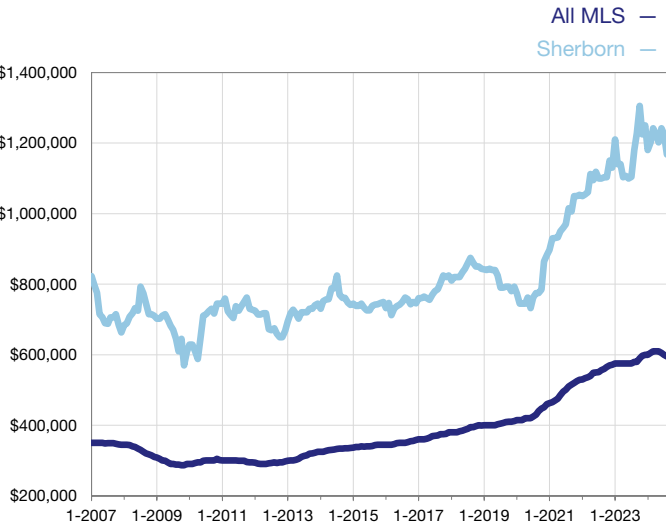
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	33	46	+ 39.4%
Closed Sales	9	5	- 44.4%	34	46	+ 35.3%
Median Sales Price*	\$1,400,000	\$1,575,000	+ 12.5%	\$1,227,500	\$1,307,500	+ 6.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	42	29	- 31.0%	37	40	+ 8.1%
Percent of Original List Price Received*	104.4%	99.2%	- 5.0%	102.8%	103.7%	+ 0.9%
New Listings	4	4	0.0%	43	56	+ 30.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	0	2	--	7	3	- 57.1%
Median Sales Price*	\$0	\$603,177	--	\$915,000	\$950,000	+ 3.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	13	--	46	20	- 56.5%
Percent of Original List Price Received*	0.0%	100.3%	--	101.2%	97.7%	- 3.5%
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

