

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

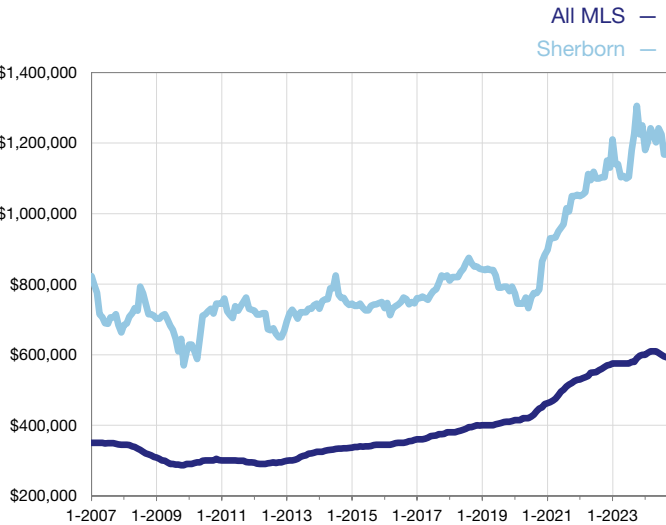
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	35	52	+ 48.6%
Closed Sales	4	5	+ 25.0%	38	51	+ 34.2%
Median Sales Price*	\$1,302,500	\$1,750,000	+ 34.4%	\$1,227,500	\$1,354,000	+ 10.3%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	50	48	- 4.0%	38	41	+ 7.9%
Percent of Original List Price Received*	97.7%	101.7%	+ 4.1%	102.3%	103.5%	+ 1.2%
New Listings	6	9	+ 50.0%	49	66	+ 34.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	4	5	+ 25.0%
Closed Sales	0	1	--	7	4	- 42.9%
Median Sales Price*	\$0	\$865,000	--	\$915,000	\$907,500	- 0.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.3	4.2	+ 223.1%	--	--	--
Cumulative Days on Market Until Sale	0	62	--	46	31	- 32.6%
Percent of Original List Price Received*	0.0%	98.9%	--	101.2%	98.0%	- 3.2%
New Listings	0	2	--	4	10	+ 150.0%

* 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

