

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	41	57	+ 39.0%
Closed Sales	4	1	- 75.0%	42	52	+ 23.8%
Median Sales Price*	\$1,662,500	\$925,000	- 44.4%	\$1,300,000	\$1,334,500	+ 2.7%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	36	40	+ 11.1%
Percent of Original List Price Received*	106.2%	93.5%	- 12.0%	102.7%	103.3%	+ 0.6%
New Listings	9	5	- 44.4%	58	71	+ 22.4%

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

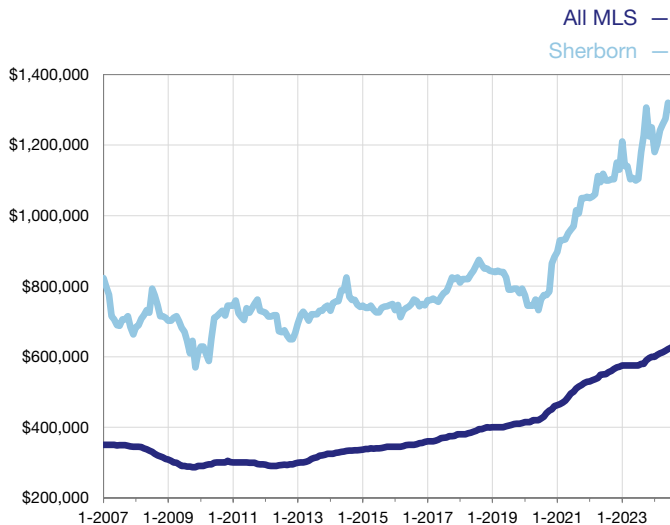
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	2	1	- 50.0%	9	5	- 44.4%
Median Sales Price*	\$1,122,500	\$1,227,205	+ 9.3%	\$940,000	\$950,000	+ 1.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	2.9	+ 262.5%	--	--	--
Cumulative Days on Market Until Sale	231	71	- 69.3%	87	39	- 55.2%
Percent of Original List Price Received*	102.4%	104.4%	+ 2.0%	101.5%	99.3%	- 2.2%
New Listings	0	1	--	4	11	+ 175.0%

* 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

