

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	44	61	+ 38.6%
Closed Sales	3	7	+ 133.3%	45	59	+ 31.1%
Median Sales Price*	\$890,000	\$1,160,000	+ 30.3%	\$1,275,000	\$1,315,000	+ 3.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	7	37	+ 428.6%	34	40	+ 17.6%
Percent of Original List Price Received*	115.1%	101.6%	- 11.7%	103.5%	103.1%	- 0.4%
New Listings	5	1	- 80.0%	63	72	+ 14.3%

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

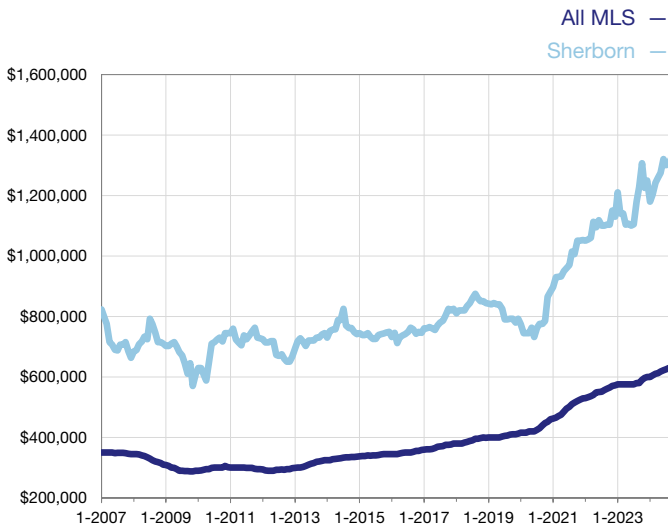
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	5	10	+ 100.0%
Closed Sales	0	1	--	9	6	- 33.3%
Median Sales Price*	\$0	\$1,050,000	--	\$940,000	\$972,500	+ 3.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	87	35	- 59.8%
Percent of Original List Price Received*	0.0%	105.2%	--	101.5%	100.3%	- 1.2%
New Listings	0	2	--	4	13	+ 225.0%

* 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

