

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sherborn

### Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	1	- 80.0%	49	61	+ 24.5%
Closed Sales	5	6	+ 20.0%	50	65	+ 30.0%
Median Sales Price*	\$1,110,000	<b>\$1,187,500</b>	+ 7.0%	\$1,250,000	<b>\$1,315,000</b>	+ 5.2%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.3	<b>0.6</b>	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	32	<b>47</b>	+ 46.9%	34	<b>40</b>	+ 17.6%
Percent of Original List Price Received*	98.0%	<b>100.1%</b>	+ 2.1%	102.9%	<b>102.8%</b>	- 0.1%
New Listings	1	1	0.0%	64	72	+ 12.5%

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

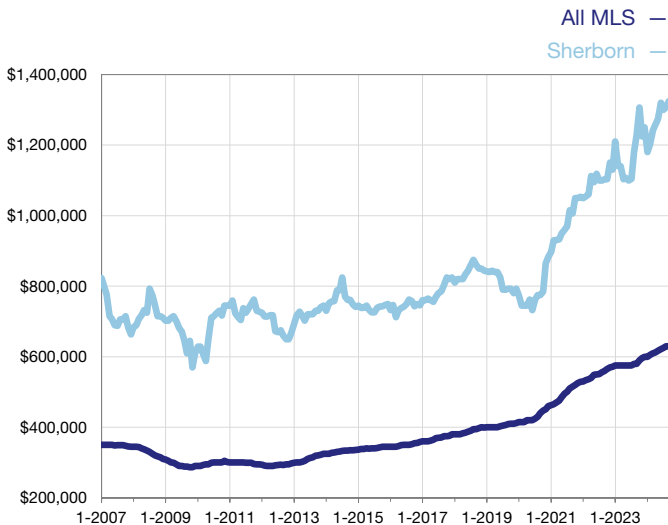
### Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	5	9	+ 80.0%
Closed Sales	0	1	--	9	7	- 22.2%
Median Sales Price*	\$0	<b>\$865,000</b>	--	\$940,000	<b>\$950,000</b>	+ 1.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	<b>1.3</b>	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	<b>7</b>	--	87	<b>31</b>	- 64.4%
Percent of Original List Price Received*	0.0%	<b>101.8%</b>	--	101.5%	<b>100.5%</b>	- 1.0%
New Listings	0	0	--	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

