

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

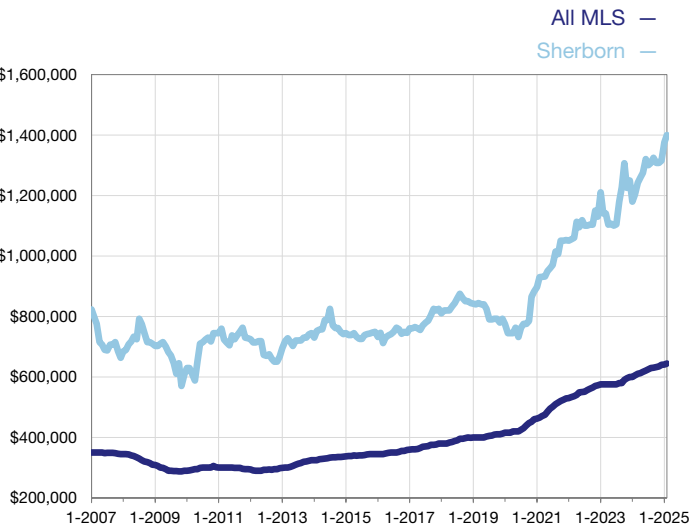
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-------------|---------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 2 | 3 | + 50.0% | 5 | 5 | 0.0% |
| Closed Sales | 1 | 1 | 0.0% | 7 | 3 | - 57.1% |
| Median Sales Price* | \$745,000 | \$1,425,000 | + 91.3% | \$999,000 | \$1,425,000 | + 42.6% |
| Inventory of Homes for Sale | 9 | 5 | - 44.4% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.0 | - 52.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 52 | 16 | - 69.2% | 78 | 90 | + 15.4% |
| Percent of Original List Price Received* | 87.7% | 100.0% | + 14.0% | 94.1% | 99.0% | + 5.2% |
| New Listings | 8 | 5 | - 37.5% | 9 | 7 | - 22.2% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|----------|------|----------|--------------|------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.3 | + 62.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 1 | 0 | - 100.0% | 1 | 0 | - 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

