Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	6	5	- 16.7%	19	13	- 31.6%
Closed Sales	5	6	+ 20.0%	14	10	- 28.6%
Median Sales Price*	\$1,354,000	\$1,220,000	- 9.9%	\$1,234,375	\$1,382,500	+ 12.0%
Inventory of Homes for Sale	13	11	- 15.4%			
Months Supply of Inventory	2.7	2.4	- 11.1%			
Cumulative Days on Market Until Sale	79	75	- 5.1%	78	73	- 6.4%
Percent of Original List Price Received*	107.5%	101.3%	- 5.8%	99.7%	100.9%	+ 1.2%
New Listings	13	8	- 38.5%	29	22	- 24.1%

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

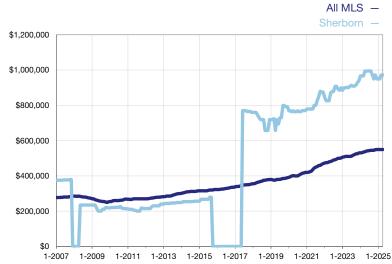
Condominium Properties		April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	1	1	0.0%	1	1	0.0%	
Closed Sales	0	0		0	1		
Median Sales Price*	\$0	\$0		\$0	\$1,275,000		
Inventory of Homes for Sale	0	2					
Months Supply of Inventory	0.0	1.3					
Cumulative Days on Market Until Sale	0	0		0	99		
Percent of Original List Price Received*	0.0%	0.0%		0.0%	87.9%		
New Listings	0	0		1	1	0.0%	

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

All MLS -\$1,600,000 \$1,400,000 \$1,200,000 \$1,000,000 \$800,000 \$600,000 \$400,000 \$200,000 1-2007 1-2009 1-2011 1-2013 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025

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Median Sales Price - Single-Family Properties Rolling 12-Month Calculation



Median Sales Price - Condominium Properties Rolling 12-Month Calculation