

Sherborn

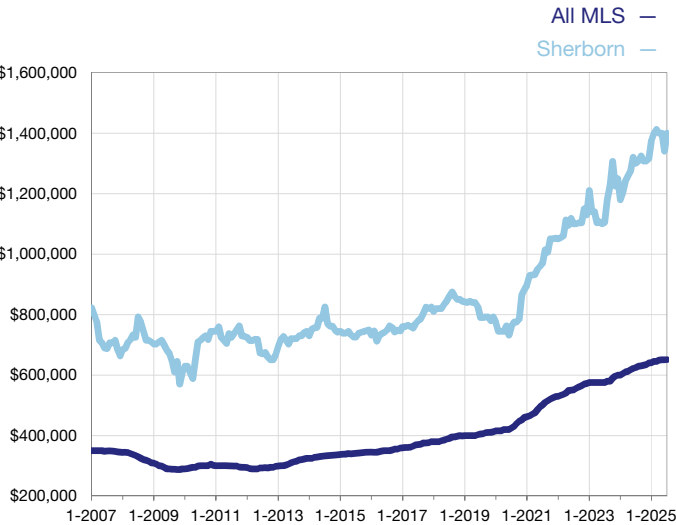
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	42	30	- 28.6%
Closed Sales	11	5	- 54.5%	41	23	- 43.9%
Median Sales Price*	\$1,265,000	\$1,440,000	+ 13.8%	\$1,300,000	\$1,340,000	+ 3.1%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	38	11	- 71.1%	41	43	+ 4.9%
Percent of Original List Price Received*	105.6%	103.5%	- 2.0%	104.2%	101.4%	- 2.7%
New Listings	4	3	- 25.0%	53	45	- 15.1%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Median Sales Price*	\$995,000	\$1,325,000	+ 33.2%	\$995,000	\$1,275,000	+ 28.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	35	242	+ 591.4%	35	143	+ 308.6%
Percent of Original List Price Received*	92.6%	96.4%	+ 4.1%	92.6%	93.1%	+ 0.5%
New Listings	1	2	+ 100.0%	7	5	- 28.6%

* 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

