

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	61	48	- 21.3%
Closed Sales	6	6	0.0%	65	44	- 32.3%
Median Sales Price*	\$1,187,500	\$1,185,000	- 0.2%	\$1,315,000	\$1,332,500	+ 1.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	47	36	- 23.4%	40	48	+ 20.0%
Percent of Original List Price Received*	100.1%	98.9%	- 1.2%	102.8%	99.9%	- 2.8%
New Listings	1	2	+ 100.0%	72	67	- 6.9%

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

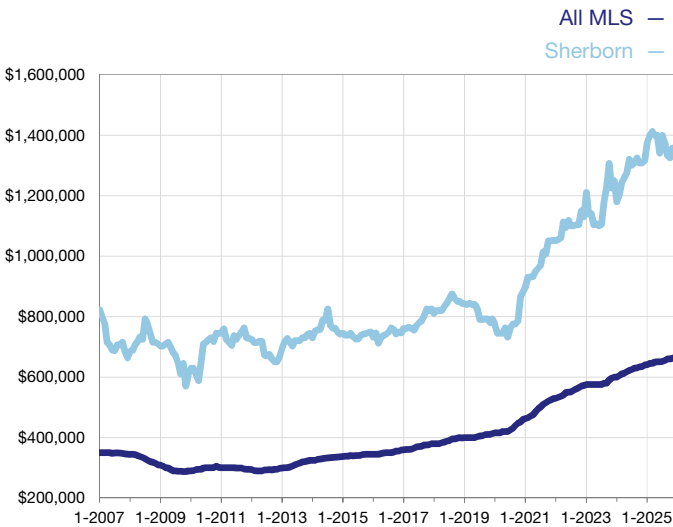
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	9	8	- 11.1%
Closed Sales	1	0	- 100.0%	7	8	+ 14.3%
Median Sales Price*	\$865,000	\$0	- 100.0%	\$950,000	\$927,250	- 2.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	31	75	+ 141.9%
Percent of Original List Price Received*	101.8%	0.0%	- 100.0%	100.5%	95.5%	- 5.0%
New Listings	0	0	--	13	7	- 46.2%

* 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

