

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	9	+ 200.0%	8	11	+ 37.5%
Closed Sales	1	3	+ 200.0%	4	5	+ 25.0%
Median Sales Price*	\$1,650,000	\$925,000	- 43.9%	\$1,537,500	\$925,000	- 39.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	6	50	+ 733.3%	69	58	- 15.9%
Percent of Original List Price Received*	103.8%	96.6%	- 6.9%	100.2%	93.4%	- 6.8%
New Listings	8	11	+ 37.5%	13	15	+ 15.4%

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

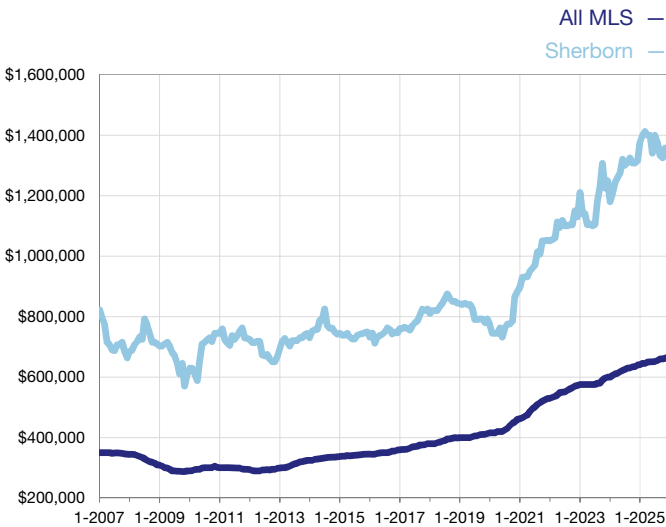
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$1,275,000	\$0	- 100.0%	\$1,275,000	\$1,395,000	+ 9.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	99	0	- 100.0%	99	202	+ 104.0%
Percent of Original List Price Received*	87.9%	0.0%	- 100.0%	87.9%	96.2%	+ 9.4%
New Listings	0	1	--	1	1	0.0%

* 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

