

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	13	17	+ 30.8%
Closed Sales	6	4	- 33.3%	10	9	- 10.0%
Median Sales Price*	\$1,220,000	\$1,143,750	- 6.3%	\$1,382,500	\$1,085,000	- 21.5%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	75	67	- 10.7%	73	62	- 15.1%
Percent of Original List Price Received*	101.3%	96.6%	- 4.6%	100.9%	94.8%	- 6.0%
New Listings	8	13	+ 62.5%	21	28	+ 33.3%

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

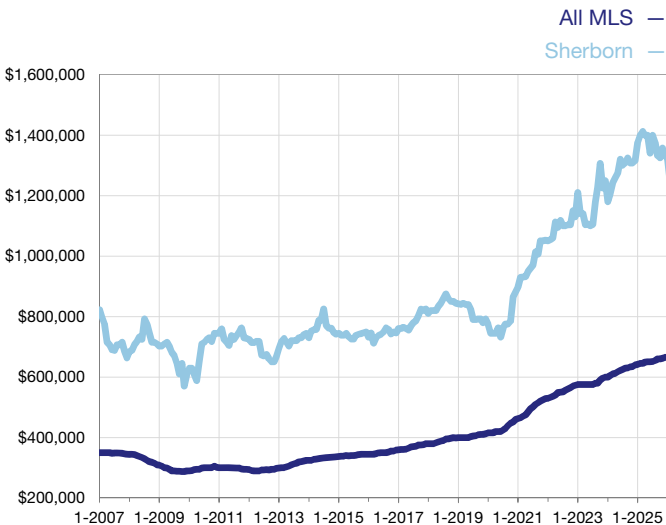
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$1,275,000	\$1,395,000	+ 9.4%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	99	202	+ 104.0%
Percent of Original List Price Received*	0.0%	0.0%	--	87.9%	96.2%	+ 9.4%
New Listings	0	4	--	1	5	+ 400.0%

* 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

