

Sherborn

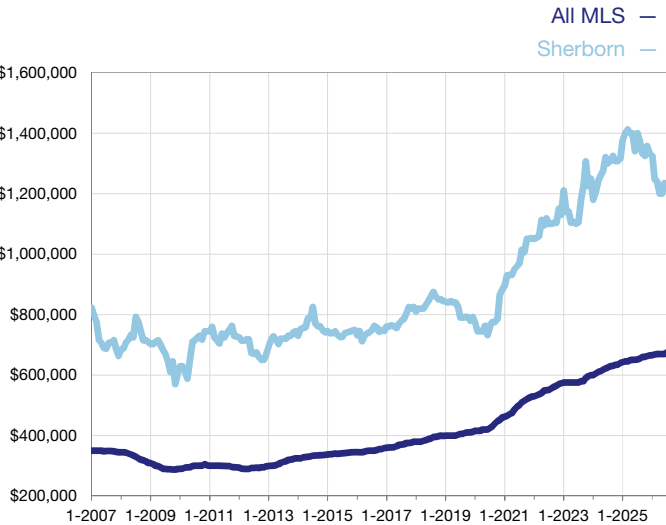
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	1	- 85.7%	30	37	+ 23.3%
Closed Sales	5	9	+ 80.0%	23	33	+ 43.5%
Median Sales Price*	\$1,440,000	\$1,325,500	- 8.0%	\$1,340,000	\$1,187,500	- 11.4%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	11	20	+ 81.8%	43	31	- 27.9%
Percent of Original List Price Received*	103.5%	102.9%	- 0.6%	101.4%	99.9%	- 1.5%
New Listings	3	2	- 33.3%	44	48	+ 9.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$1,325,000	\$900,000	- 32.1%	\$1,275,000	\$912,500	- 28.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	242	2	- 99.2%	143	53	- 62.9%
Percent of Original List Price Received*	96.4%	100.0%	+ 3.7%	93.1%	100.4%	+ 7.8%
New Listings	2	1	- 50.0%	5	8	+ 60.0%

* 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

