

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

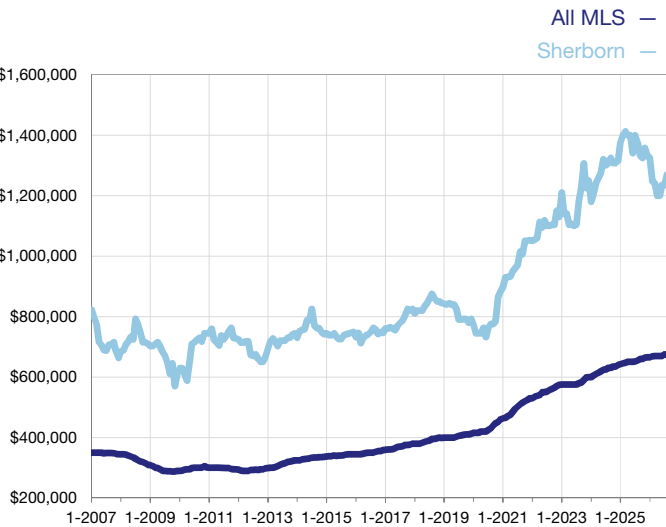
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	32	41	+ 28.1%
Closed Sales	5	8	+ 60.0%	28	41	+ 46.4%
Median Sales Price*	\$1,400,000	\$2,061,320	+ 47.2%	\$1,370,000	\$1,325,500	- 3.2%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--
Cumulative Days on Market Until Sale	36	53	+ 47.2%	42	35	- 16.7%
Percent of Original List Price Received*	95.3%	100.3%	+ 5.2%	100.3%	99.9%	- 0.4%
New Listings	2	7	+ 250.0%	46	55	+ 19.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	4	4	0.0%
Closed Sales	2	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$540,000	\$0	- 100.0%	\$850,000	\$912,500	+ 7.4%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.9	4.0	+ 110.5%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	91	53	- 41.8%
Percent of Original List Price Received*	100.5%	0.0%	- 100.0%	96.0%	100.4%	+ 4.6%
New Listings	0	2	--	5	10	+ 100.0%

* 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

