

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sherborn

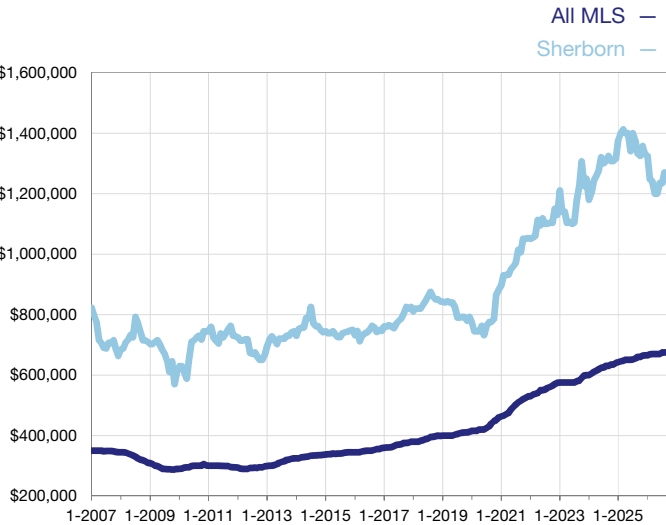
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	35	45	+ 28.6%
Closed Sales	2	2	0.0%	30	43	+ 43.3%
Median Sales Price*	\$1,325,000	\$1,185,000	- 10.6%	\$1,370,000	\$1,325,500	- 3.2%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	4.5	3.1	- 31.1%	--	--	--
Cumulative Days on Market Until Sale	120	110	- 8.3%	47	39	- 17.0%
Percent of Original List Price Received*	84.8%	89.9%	+ 6.0%	99.3%	99.5%	+ 0.2%
New Listings	10	8	- 20.0%	56	61	+ 8.9%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	7	5	- 28.6%
Closed Sales	1	1	0.0%	6	5	- 16.7%
Median Sales Price*	\$1,004,500	\$800,000	- 20.4%	\$927,250	\$900,000	- 2.9%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.1	5.6	+ 409.1%	--	--	--
Cumulative Days on Market Until Sale	124	62	- 50.0%	97	55	- 43.3%
Percent of Original List Price Received*	82.0%	94.2%	+ 14.9%	93.7%	99.2%	+ 5.9%
New Listings	2	1	- 50.0%	7	11	+ 57.1%

* 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

