Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sherborn

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**3**	- 50.0%	41	**48**	+ 17.1%
Closed Sales	4	**7**	+ 75.0%	34	**50**	+ 47.1%
Median Sales Price*	$961,250	**$1,225,000**	+ 27.4%	$1,332,500	**$1,297,750**	- 2.6%
Inventory of Homes for Sale	14	**15**	+ 7.1%	--	--	--
Months Supply of Inventory	3.7	**3.1**	- 16.2%	--	--	--
Cumulative Days on Market Until Sale	34	**34**	0.0%	46	**38**	- 17.4%
Percent of Original List Price Received*	111.1%	**95.5%**	- 14.0%	100.3%	**98.9%**	- 1.4%
New Listings	6	**5**	- 16.7%	62	**65**	+ 4.8%

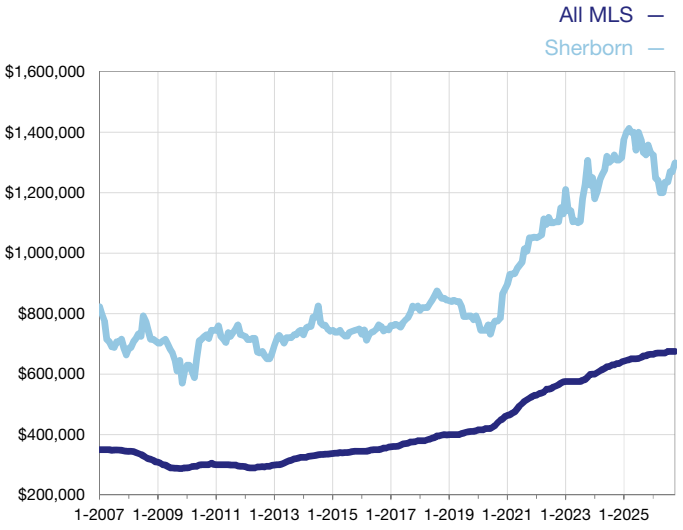
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

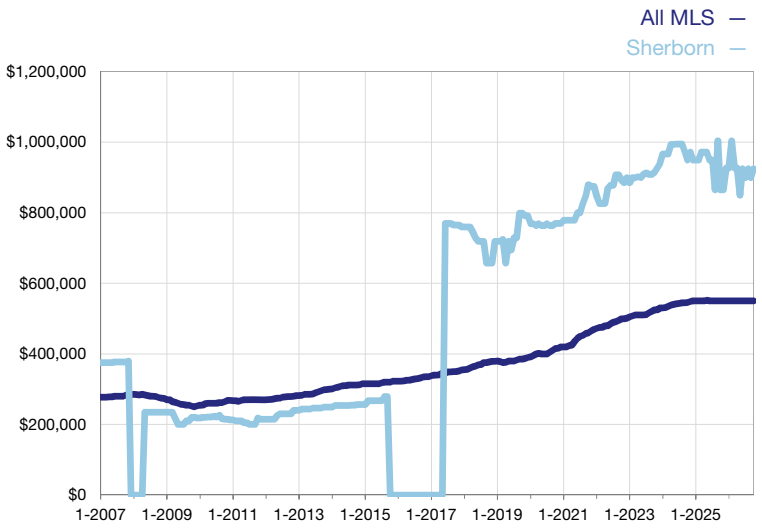
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	7	**5**	- 28.6%
Closed Sales	1	**1**	0.0%	7	**6**	- 14.3%
Median Sales Price*	$555,000	**$980,000**	+ 76.6%	$850,000	**$912,500**	+ 7.4%
Inventory of Homes for Sale	2	**6**	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	**4.8**	+ 336.4%	--	--	--
Cumulative Days on Market Until Sale	9	**94**	+ 944.4%	84	**62**	- 26.2%
Percent of Original List Price Received*	101.8%	**89.2%**	- 12.4%	94.9%	**97.5%**	+ 2.7%
New Listings	0	**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



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