

Sherborn 01770

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

-15.2%

1-YR CHANGE

68

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



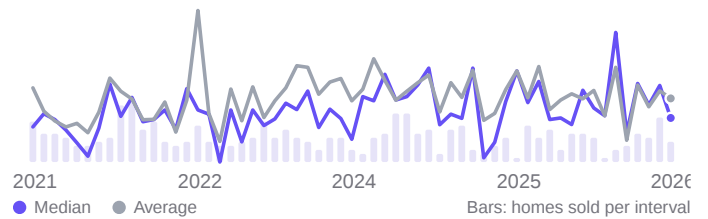
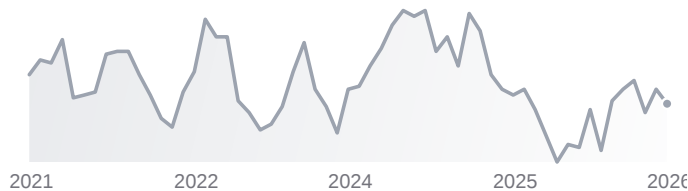
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1M · Average \$1.2M

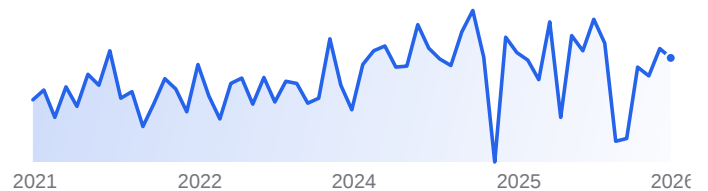
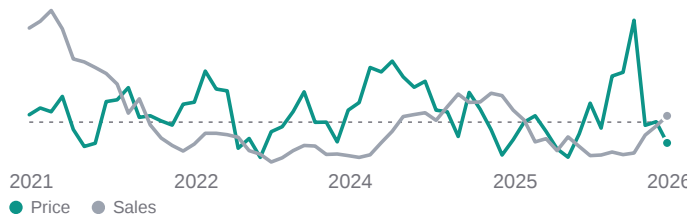


Growth (year over year)

Price -15.2% · Sales +4.6%

Price per square foot

\$413/ft²



Sale premium vs estimated value

+0.6%

Annual turnover (share of homes sold)

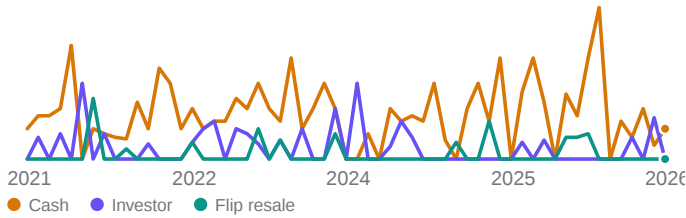
4.4%



BUYERS & OUTCOMES

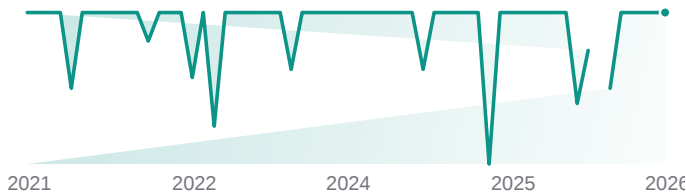
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



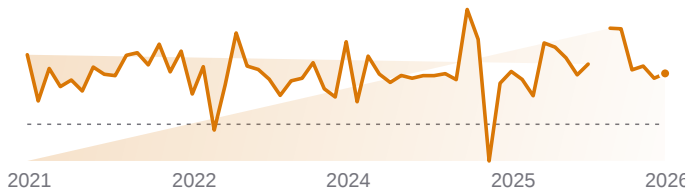
Sellers who sold at a gain

100%

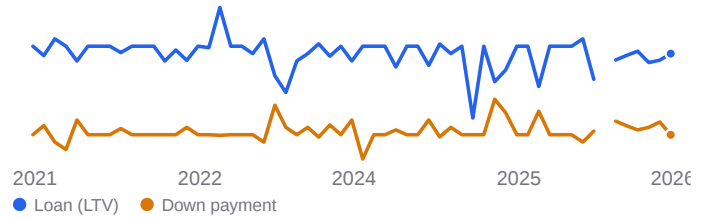


Median annualized return at resale

+4.2%

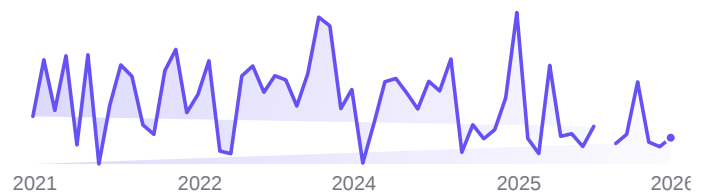


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



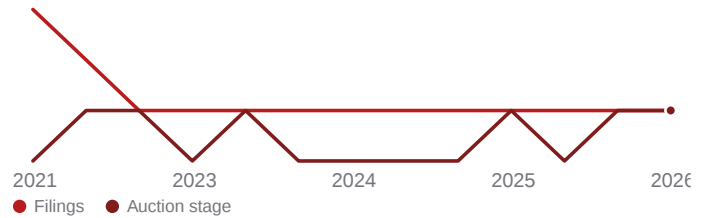
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,542
Median value (AVM)	\$1.3M
Median size	2,975 ft²
Median bedrooms	4
Median year built	1970
Single family	89%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	91%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	4,823
Density	296 / mi²
Median household income	\$201K
Average household income	\$271K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	2.8%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.