

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	16	+ 45.5%	58	56	- 3.4%
Closed Sales	9	15	+ 66.7%	54	45	- 16.7%
Median Sales Price*	\$515,000	\$500,000	- 2.9%	\$464,950	\$510,000	+ 9.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	36	27	- 25.0%
Percent of Original List Price Received*	100.5%	100.9%	+ 0.4%	103.5%	104.9%	+ 1.4%
New Listings	11	16	+ 45.5%	72	74	+ 2.8%

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

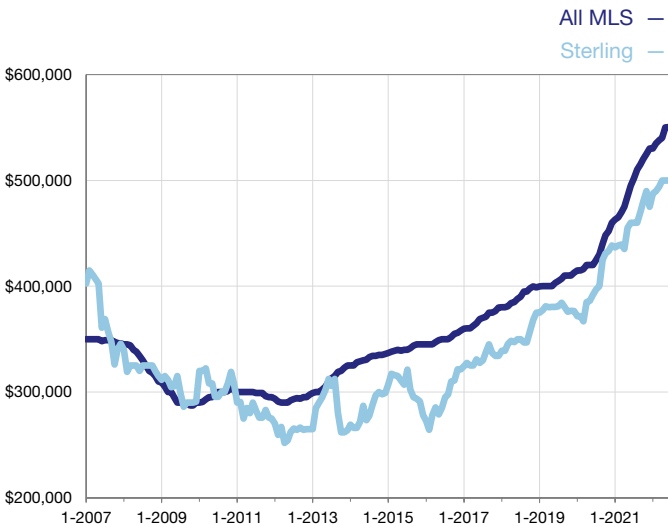
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	11	11	0.0%
Closed Sales	1	1	0.0%	11	7	- 36.4%
Median Sales Price*	\$395,900	\$444,425	+ 12.3%	\$372,115	\$440,300	+ 18.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	70	19	- 72.9%	40	82	+ 105.0%
Percent of Original List Price Received*	100.2%	101.0%	+ 0.8%	100.8%	102.0%	+ 1.2%
New Listings	2	0	- 100.0%	13	10	- 23.1%

* 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

