

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	82	79	- 3.7%
Closed Sales	8	10	+ 25.0%	86	84	- 2.3%
Median Sales Price*	\$352,500	<b>\$411,500</b>	+ 16.7%	\$475,000	<b>\$526,500</b>	+ 10.8%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	39	+ 116.7%	31	27	- 12.9%
Percent of Original List Price Received*	105.0%	96.8%	- 7.8%	103.7%	101.6%	- 2.0%
New Listings	2	2	0.0%	93	97	+ 4.3%

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

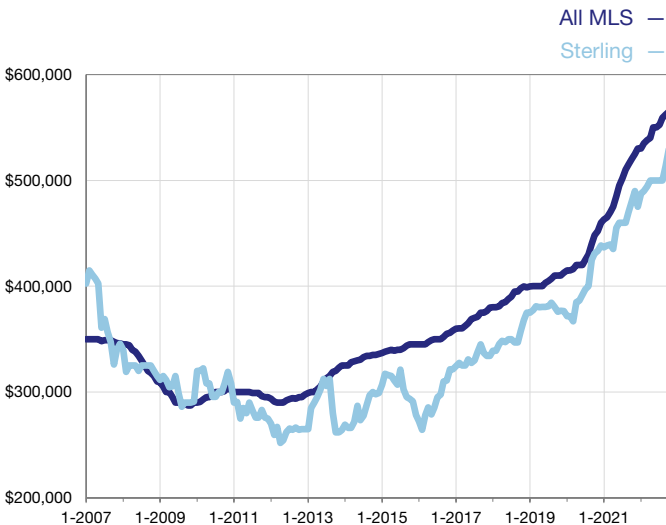
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	17	21	+ 23.5%
Closed Sales	1	3	+ 200.0%	17	14	- 17.6%
Median Sales Price*	\$325,000	<b>\$275,000</b>	- 15.4%	\$372,115	<b>\$440,225</b>	+ 18.3%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	33	47	+ 42.4%
Percent of Original List Price Received*	97.0%	98.8%	+ 1.9%	100.3%	101.2%	+ 0.9%
New Listings	2	9	+ 350.0%	18	25	+ 38.9%

\* 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

