

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	4	- 60.0%	14	13	- 7.1%
Closed Sales	2	5	+ 150.0%	11	18	+ 63.6%
Median Sales Price*	\$357,000	<b>\$416,000</b>	+ 16.5%	\$351,500	<b>\$404,000</b>	+ 14.9%
Inventory of Homes for Sale	17	2	- 88.2%	--	--	--
Months Supply of Inventory	2.3	<b>0.2</b>	- 91.3%	--	--	--
Cumulative Days on Market Until Sale	123	<b>23</b>	- 81.3%	78	<b>70</b>	- 10.3%
Percent of Original List Price Received*	90.4%	<b>103.4%</b>	+ 14.4%	95.0%	<b>102.8%</b>	+ 8.2%
New Listings	14	4	- 71.4%	24	13	- 45.8%

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

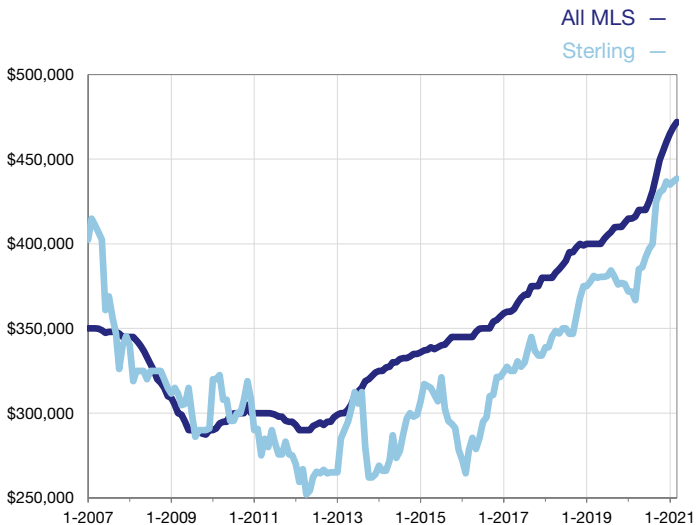
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	2	5	+ 150.0%
Closed Sales	0	2	--	4	4	0.0%
Median Sales Price*	\$0	<b>\$324,200</b>	--	\$313,250	<b>\$360,308</b>	+ 15.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	<b>2.5</b>	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	0	<b>37</b>	--	51	<b>32</b>	- 37.3%
Percent of Original List Price Received*	0.0%	<b>101.7%</b>	--	99.5%	<b>101.6%</b>	+ 2.1%
New Listings	1	2	+ 100.0%	2	6	+ 200.0%

\* 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

