

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	5	- 28.6%	21	18	- 14.3%
Closed Sales	3	2	- 33.3%	14	20	+ 42.9%
Median Sales Price*	\$465,000	<b>\$495,000</b>	+ 6.5%	\$417,000	<b>\$404,000</b>	- 3.1%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	2.4	<b>0.7</b>	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	27	<b>20</b>	- 25.9%	67	<b>65</b>	- 3.0%
Percent of Original List Price Received*	100.0%	<b>106.9%</b>	+ 6.9%	96.0%	<b>103.2%</b>	+ 7.5%
New Listings	7	9	+ 28.6%	31	22	- 29.0%

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

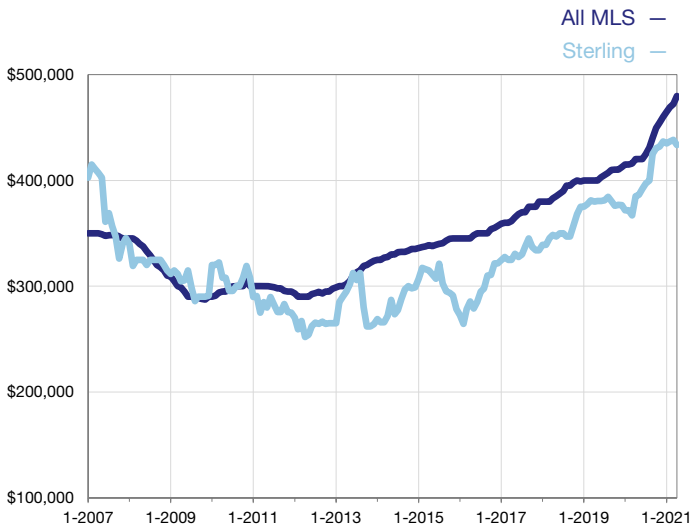
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	3	8	+ 166.7%
Closed Sales	1	1	0.0%	5	5	0.0%
Median Sales Price*	\$289,000	<b>\$297,500</b>	+ 2.9%	\$289,000	<b>\$348,500</b>	+ 20.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.8</b>	--	--	--	--
Cumulative Days on Market Until Sale	68	<b>18</b>	- 73.5%	54	<b>29</b>	- 46.3%
Percent of Original List Price Received*	96.7%	<b>99.2%</b>	+ 2.6%	98.9%	<b>101.2%</b>	+ 2.3%
New Listings	0	1	--	2	7	+ 250.0%

\* 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

