

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	12	- 7.7%	34	30	- 11.8%
Closed Sales	10	5	- 50.0%	24	25	+ 4.2%
Median Sales Price*	\$432,500	<b>\$605,000</b>	+ 39.9%	\$429,500	<b>\$460,000</b>	+ 7.1%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	48	56	+ 16.7%
Percent of Original List Price Received*	100.8%	<b>104.2%</b>	+ 3.4%	98.0%	<b>103.4%</b>	+ 5.5%
New Listings	11	11	0.0%	42	33	- 21.4%

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

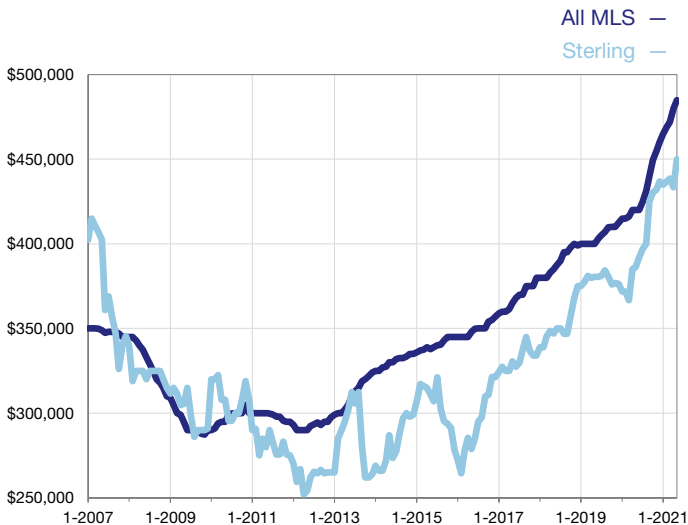
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	4	9	+ 125.0%
Closed Sales	1	3	+ 200.0%	6	8	+ 33.3%
Median Sales Price*	\$230,000	<b>\$393,300</b>	+ 71.0%	\$287,000	<b>\$366,008</b>	+ 27.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	39	65	+ 66.7%	52	42	- 19.2%
Percent of Original List Price Received*	95.0%	<b>98.5%</b>	+ 3.7%	98.3%	<b>100.2%</b>	+ 1.9%
New Listings	1	1	0.0%	3	8	+ 166.7%

\* 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

