

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	79	76	- 3.8%
Closed Sales	5	6	+ 20.0%	78	73	- 6.4%
Median Sales Price*	\$525,000	<b>\$520,000</b>	- 1.0%	\$487,500	<b>\$550,000</b>	+ 12.8%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	32	25	- 21.9%
Percent of Original List Price Received*	100.5%	98.5%	- 2.0%	103.6%	102.4%	- 1.2%
New Listings	2	4	+ 100.0%	91	95	+ 4.4%

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

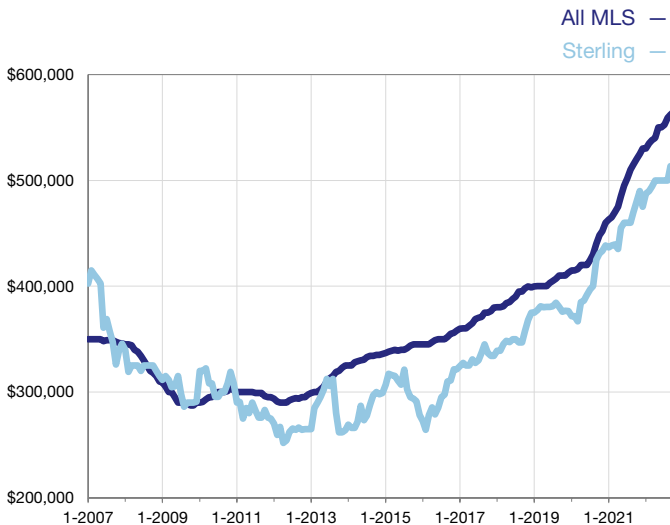
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	14	15	+ 7.1%
Closed Sales	1	1	0.0%	16	11	- 31.3%
Median Sales Price*	\$330,000	<b>\$379,000</b>	+ 14.8%	\$379,788	<b>\$444,425</b>	+ 17.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	16	4	- 75.0%	33	55	+ 66.7%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.5%	101.8%	+ 1.3%
New Listings	2	3	+ 50.0%	16	16	0.0%

\* 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

