

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	5	7	+ 40.0%
Closed Sales	4	2	- 50.0%	8	3	- 62.5%
Median Sales Price*	\$562,500	<b>\$590,650</b>	+ 5.0%	\$418,500	<b>\$650,000</b>	+ 55.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.0</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	32	<b>65</b>	+ 103.1%	29	<b>53</b>	+ 82.8%
Percent of Original List Price Received*	105.7%	<b>95.5%</b>	- 9.6%	101.6%	<b>96.3%</b>	- 5.2%
New Listings	2	4	+ 100.0%	6	6	0.0%

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

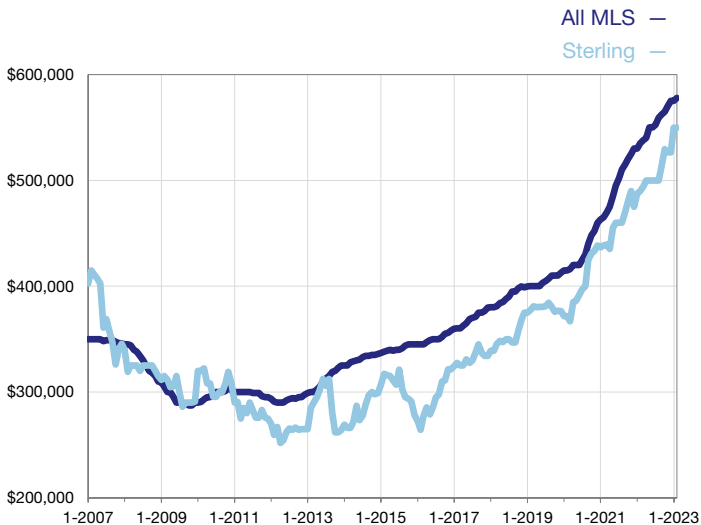
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	3	9	+ 200.0%
Closed Sales	1	4	+ 300.0%	1	5	+ 400.0%
Median Sales Price*	\$374,425	<b>\$483,775</b>	+ 29.2%	\$374,425	<b>\$471,300</b>	+ 25.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.3</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	317	<b>42</b>	- 86.8%	317	<b>38</b>	- 88.0%
Percent of Original List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	100.0%	<b>100.5%</b>	+ 0.5%
New Listings	1	0	- 100.0%	3	3	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

