

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	16	15	- 6.3%
Closed Sales	5	2	- 60.0%	14	9	- 35.7%
Median Sales Price*	\$650,000	<b>\$464,000</b>	- 28.6%	\$525,000	<b>\$531,000</b>	+ 1.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	56	52	- 7.1%	37	46	+ 24.3%
Percent of Original List Price Received*	106.1%	100.3%	- 5.5%	103.4%	98.0%	- 5.2%
New Listings	6	7	+ 16.7%	22	17	- 22.7%

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

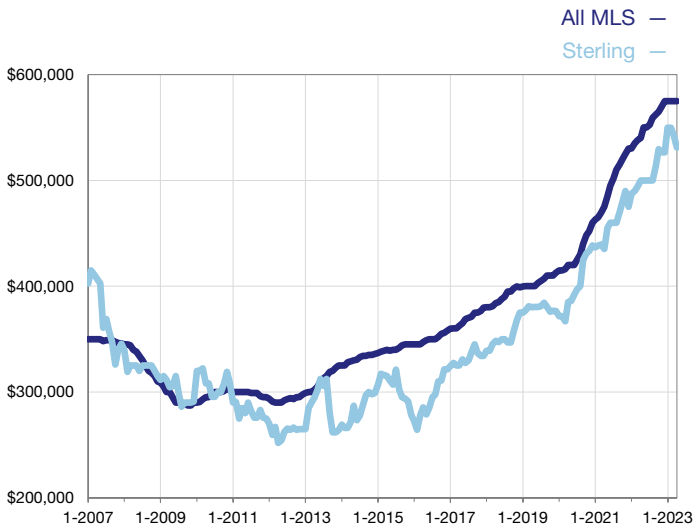
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	7	9	+ 28.6%
Closed Sales	1	3	+ 200.0%	3	10	+ 233.3%
Median Sales Price*	\$450,000	<b>\$507,150</b>	+ 12.7%	\$439,900	<b>\$496,738</b>	+ 12.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	175	27	- 84.6%
Percent of Original List Price Received*	112.8%	105.0%	- 6.9%	104.3%	102.2%	- 2.0%
New Listings	2	0	- 100.0%	6	5	- 16.7%

\* 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

