

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	24	21	- 12.5%
Closed Sales	6	5	- 16.7%	20	14	- 30.0%
Median Sales Price*	\$655,000	\$800,000	+ 22.1%	\$557,500	\$553,150	- 0.8%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	33	36	+ 9.1%
Percent of Original List Price Received*	110.1%	101.6%	- 7.7%	105.4%	99.3%	- 5.8%
New Listings	12	7	- 41.7%	34	24	- 29.4%

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

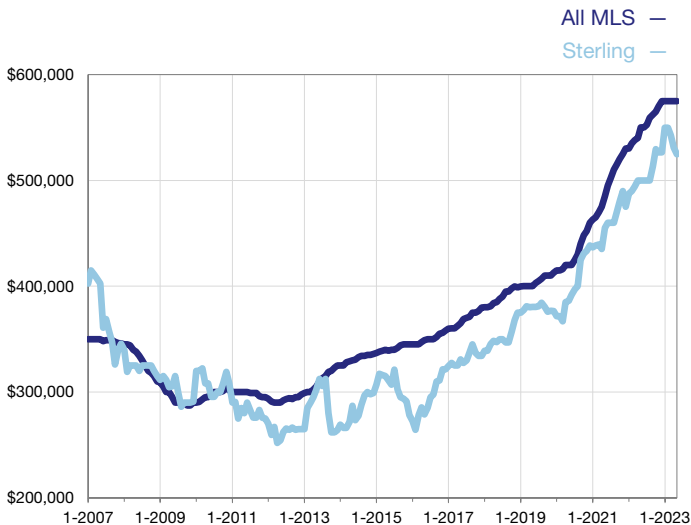
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	7	10	+ 42.9%
Closed Sales	1	0	- 100.0%	4	10	+ 150.0%
Median Sales Price*	\$440,300	\$0	- 100.0%	\$440,100	\$496,738	+ 12.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	133	27	- 79.7%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	103.2%	102.2%	- 1.0%
New Listings	0	0	--	5	5	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

