

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	28	26	- 7.1%
Closed Sales	9	8	- 11.1%	29	22	- 24.1%
Median Sales Price*	\$700,000	\$592,450	- 15.4%	\$565,000	\$575,000	+ 1.8%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	14	46	+ 228.6%	27	39	+ 44.4%
Percent of Original List Price Received*	110.8%	97.1%	- 12.4%	107.1%	98.5%	- 8.0%
New Listings	9	8	- 11.1%	43	31	- 27.9%

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

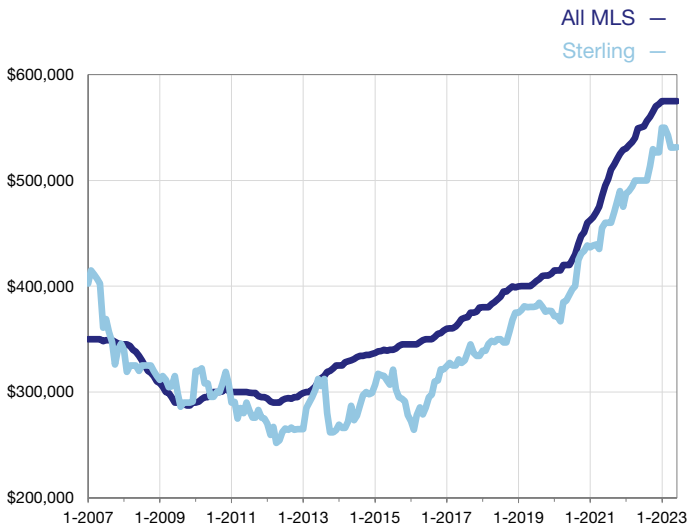
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	10	+ 42.9%
Closed Sales	2	5	+ 150.0%	6	15	+ 150.0%
Median Sales Price*	\$460,075	\$500,460	+ 8.8%	\$440,225	\$500,000	+ 13.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	13	56	+ 330.8%	93	37	- 60.2%
Percent of Original List Price Received*	100.0%	104.8%	+ 4.8%	102.2%	103.1%	+ 0.9%
New Listings	1	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

