

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	39	35	- 10.3%
Closed Sales	1	8	+ 700.0%	30	30	0.0%
Median Sales Price*	\$477,000	\$581,450	+ 21.9%	\$557,500	\$575,000	+ 3.1%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	22	30	+ 36.4%	27	37	+ 37.0%
Percent of Original List Price Received*	102.6%	101.6%	- 1.0%	106.9%	99.3%	- 7.1%
New Listings	14	7	- 50.0%	57	38	- 33.3%

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

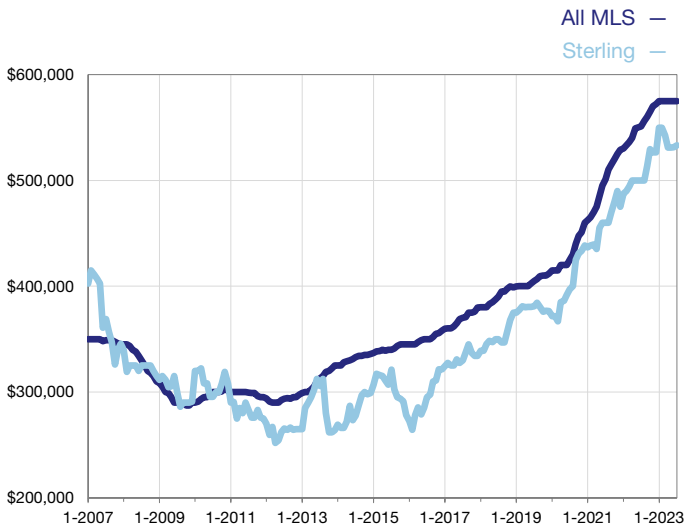
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	9	10	+ 11.1%
Closed Sales	0	0	--	6	15	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$440,225	\$500,000	+ 13.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	93	37	- 60.2%
Percent of Original List Price Received*	0.0%	0.0%	--	102.2%	103.1%	+ 0.9%
New Listings	3	0	- 100.0%	9	5	- 44.4%

* 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

