

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

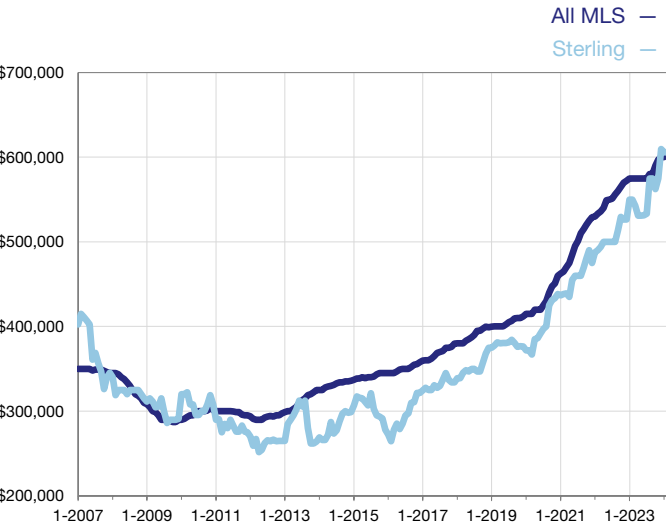
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	3	- 25.0%	6	7	+ 16.7%
Closed Sales				2	3	+ 50.0%	3	8	+ 166.7%
Median Sales Price*				\$590,650	\$715,000	+ 21.1%	\$650,000	\$636,500	- 2.1%
Inventory of Homes for Sale				8	5	- 37.5%	--	--	--
Months Supply of Inventory				1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale				65	46	- 29.2%	53	47	- 11.3%
Percent of Original List Price Received*				95.5%	96.1%	+ 0.6%	96.3%	98.8%	+ 2.6%
New Listings				4	6	+ 50.0%	6	9	+ 50.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	1	- 50.0%	7	2	- 71.4%
Closed Sales				4	0	- 100.0%	5	0	- 100.0%
Median Sales Price*				\$483,775	\$0	- 100.0%	\$471,300	\$0	- 100.0%
Inventory of Homes for Sale				1	1	0.0%	--	--	--
Months Supply of Inventory				0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale				42	0	- 100.0%	38	0	- 100.0%
Percent of Original List Price Received*				100.4%	0.0%	- 100.0%	100.5%	0.0%	- 100.0%
New Listings				0	1	--	3	2	- 33.3%

* 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

