

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

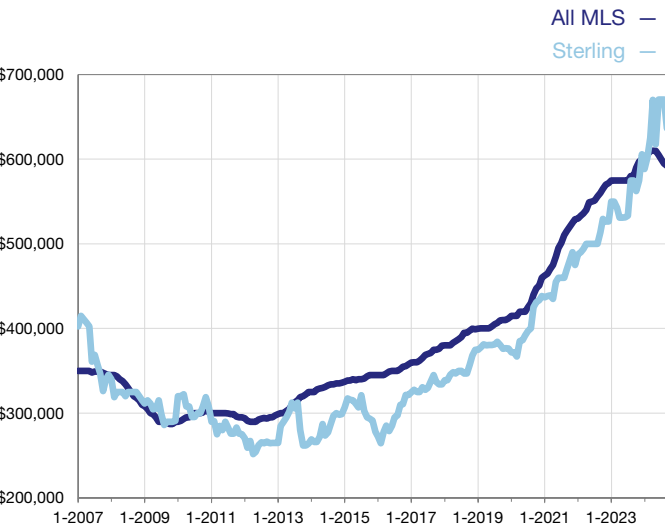
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	43	52	+ 20.9%
Closed Sales	4	4	0.0%	40	43	+ 7.5%
Median Sales Price*	\$698,000	\$598,500	- 14.3%	\$605,950	\$612,000	+ 1.0%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	9	19	+ 111.1%	31	27	- 12.9%
Percent of Original List Price Received*	108.6%	108.7%	+ 0.1%	100.2%	102.4%	+ 2.2%
New Listings	6	3	- 50.0%	49	61	+ 24.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	10	7	- 30.0%
Closed Sales	1	0	- 100.0%	17	7	- 58.8%
Median Sales Price*	\$505,309	\$0	- 100.0%	\$500,000	\$455,000	- 9.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.3	--	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	34	23	- 32.4%
Percent of Original List Price Received*	103.1%	0.0%	- 100.0%	103.0%	101.4%	- 1.6%
New Listings	0	1	--	5	9	+ 80.0%

* 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

