

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

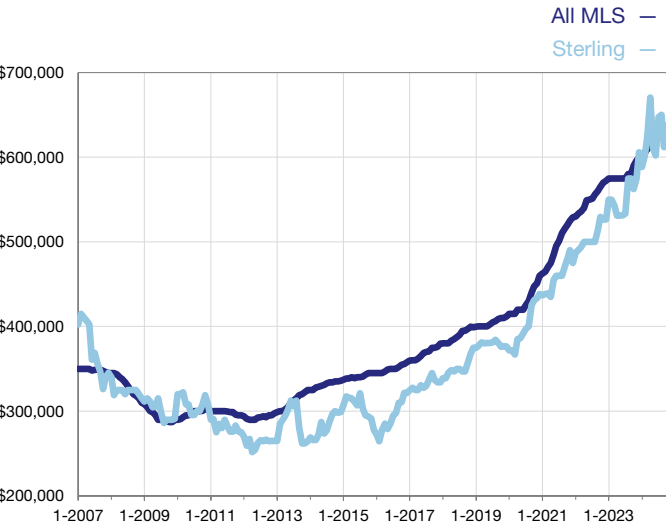
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	46	57	+ 23.9%
Closed Sales	1	10	+ 900.0%	41	53	+ 29.3%
Median Sales Price*	\$700,000	\$685,000	- 2.1%	\$609,900	\$645,000	+ 5.8%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	15	31	+ 106.7%	31	28	- 9.7%
Percent of Original List Price Received*	112.9%	97.9%	- 13.3%	100.5%	101.6%	+ 1.1%
New Listings	4	8	+ 100.0%	53	69	+ 30.2%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	11	10	- 9.1%
Closed Sales	1	0	- 100.0%	18	7	- 61.1%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$498,613	\$455,000	- 8.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	1	0	- 100.0%	33	23	- 30.3%
Percent of Original List Price Received*	104.2%	0.0%	- 100.0%	103.0%	101.4%	- 1.6%
New Listings	1	0	- 100.0%	6	9	+ 50.0%

* 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

