

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sterling

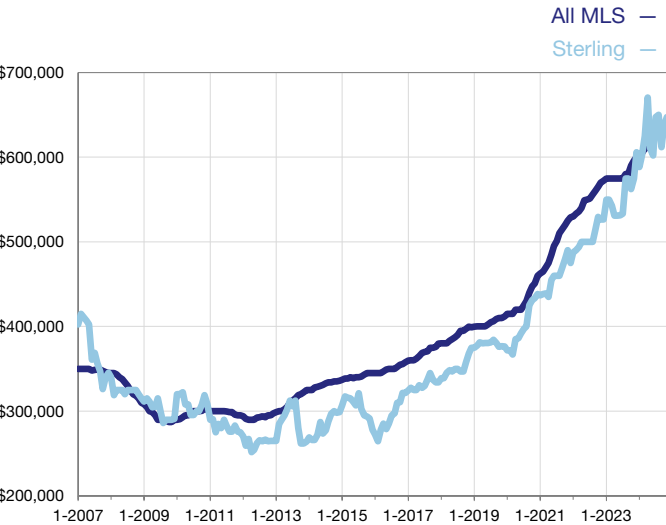
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	48	59	+ 22.9%
Closed Sales	6	5	- 16.7%	47	58	+ 23.4%
Median Sales Price*	\$424,750	\$645,000	+ 51.9%	\$602,000	\$645,000	+ 7.1%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 3.0%	31	29	- 6.5%
Percent of Original List Price Received*	97.5%	101.0%	+ 3.6%	100.1%	101.5%	+ 1.4%
New Listings	3	3	0.0%	56	72	+ 28.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	11	10	- 9.1%
Closed Sales	0	3	--	18	10	- 44.4%
Median Sales Price*	\$0	\$472,500	--	\$498,613	\$463,750	- 7.0%
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	0	44	--	33	30	- 9.1%
Percent of Original List Price Received*	0.0%	98.3%	--	103.0%	100.5%	- 2.4%
New Listings	1	0	- 100.0%	7	9	+ 28.6%

\* 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

