

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

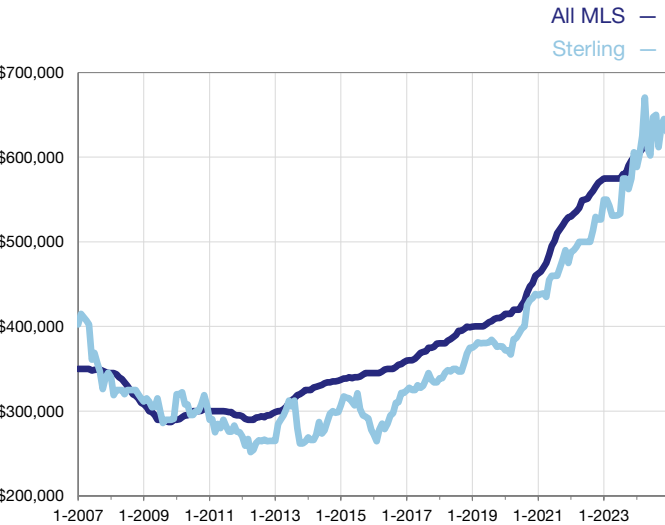
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	50	61	+ 22.0%
Closed Sales	1	4	+ 300.0%	48	62	+ 29.2%
Median Sales Price*	\$700,000	\$407,500	- 41.8%	\$605,950	\$630,000	+ 4.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	44	15	- 65.9%	31	28	- 9.7%
Percent of Original List Price Received*	82.4%	102.9%	+ 24.9%	99.8%	101.6%	+ 1.8%
New Listings	2	2	0.0%	58	74	+ 27.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	11	10	- 9.1%
Closed Sales	0	0	--	18	10	- 44.4%
Median Sales Price*	\$0	\$0	--	\$498,613	\$463,750	- 7.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	30	- 9.1%
Percent of Original List Price Received*	0.0%	0.0%	--	103.0%	100.5%	- 2.4%
New Listings	0	1	--	7	10	+ 42.9%

* 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

