

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	6	4	- 33.3%
Closed Sales	3	2	- 33.3%	8	4	- 50.0%
Median Sales Price*	\$715,000	\$538,500	- 24.7%	\$636,500	\$674,500	+ 6.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	33	- 28.3%	47	35	- 25.5%
Percent of Original List Price Received*	96.1%	97.6%	+ 1.6%	98.8%	97.1%	- 1.7%
New Listings	6	2	- 66.7%	9	6	- 33.3%

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

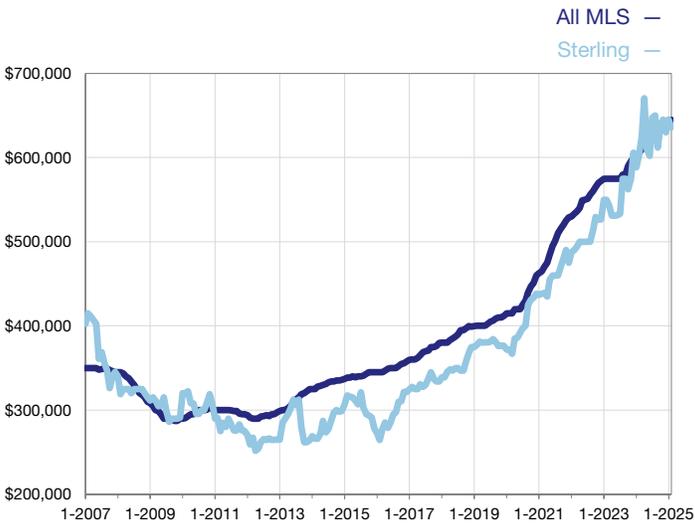
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$575,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	32	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	96.6%	--
New Listings	1	0	- 100.0%	2	0	- 100.0%

* 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

