

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	60	59	- 1.7%
Closed Sales	4	5	+ 25.0%	62	55	- 11.3%
Median Sales Price*	\$407,500	\$560,000	+ 37.4%	\$630,000	\$615,000	- 2.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	59	+ 293.3%	28	28	0.0%
Percent of Original List Price Received*	102.9%	95.6%	- 7.1%	101.6%	100.1%	- 1.5%
New Listings	2	4	+ 100.0%	74	85	+ 14.9%

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

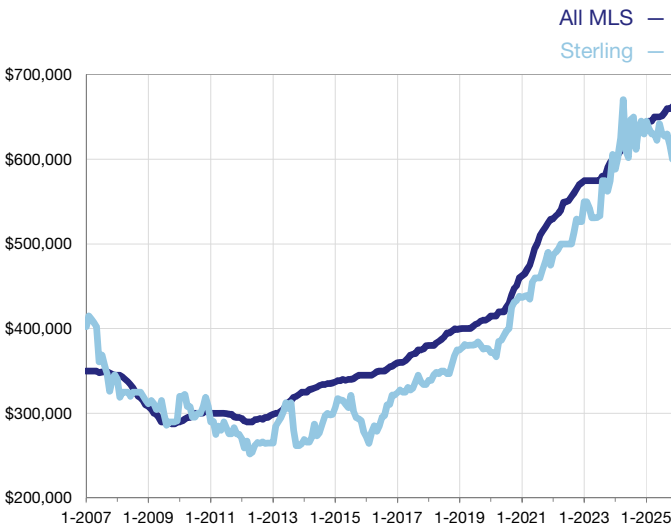
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	10	10	0.0%
Closed Sales	0	2	--	10	10	0.0%
Median Sales Price*	\$0	\$554,078	--	\$463,750	\$539,950	+ 16.4%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	3.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	30	26	- 13.3%
Percent of Original List Price Received*	0.0%	105.6%	--	100.5%	100.3%	- 0.2%
New Listings	1	2	+ 100.0%	10	19	+ 90.0%

* 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

