

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	4	4	0.0%
Median Sales Price*	\$538,500	\$149,900	- 72.2%	\$674,500	\$514,950	- 23.7%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	33	60	+ 81.8%	35	53	+ 51.4%
Percent of Original List Price Received*	97.6%	88.2%	- 9.6%	97.1%	93.2%	- 4.0%
New Listings	2	4	+ 100.0%	6	5	- 16.7%

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

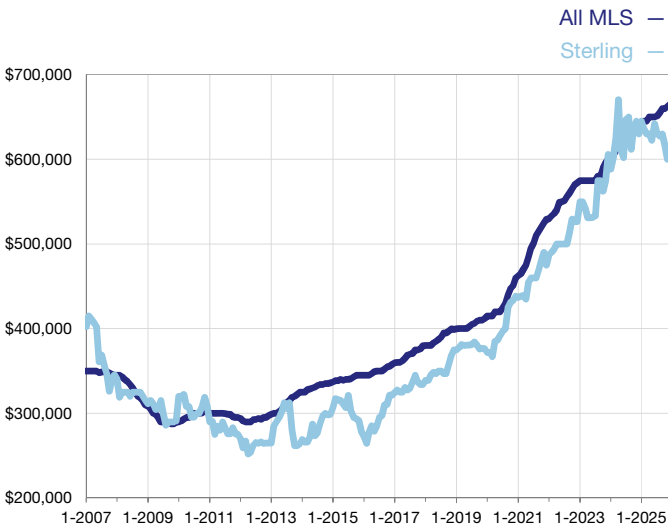
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$515,000	--	\$575,000	\$515,000	- 10.4%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	85	--	32	85	+ 165.6%
Percent of Original List Price Received*	0.0%	98.1%	--	96.6%	98.1%	+ 1.6%
New Listings	0	1	--	0	1	--

* 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

