

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	13	12	- 7.7%
Closed Sales	4	5	+ 25.0%	9	9	0.0%
Median Sales Price*	\$619,500	\$784,000	+ 26.6%	\$639,000	\$629,900	- 1.4%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	24	74	+ 208.3%	29	65	+ 124.1%
Percent of Original List Price Received*	102.5%	102.4%	- 0.1%	99.8%	98.3%	- 1.5%
New Listings	8	6	- 25.0%	23	17	- 26.1%

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

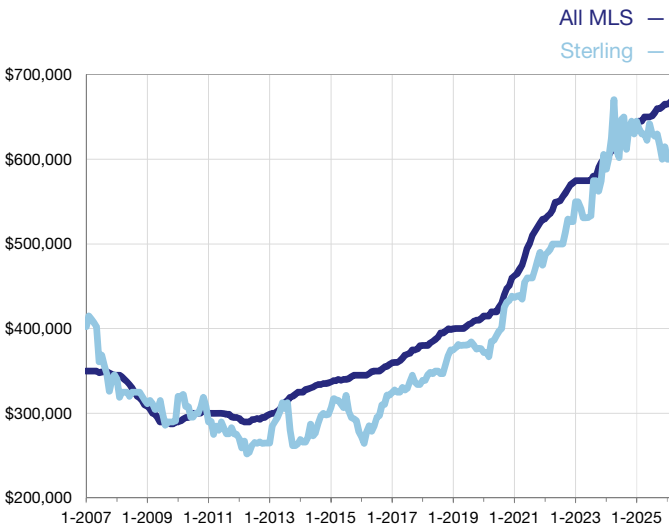
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	2	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$522,500	--	\$575,000	\$515,000	- 10.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	0	86	--	32	85	+ 165.6%
Percent of Original List Price Received*	0.0%	96.3%	--	96.6%	96.9%	+ 0.3%
New Listings	2	0	- 100.0%	2	1	- 50.0%

* 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

