

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

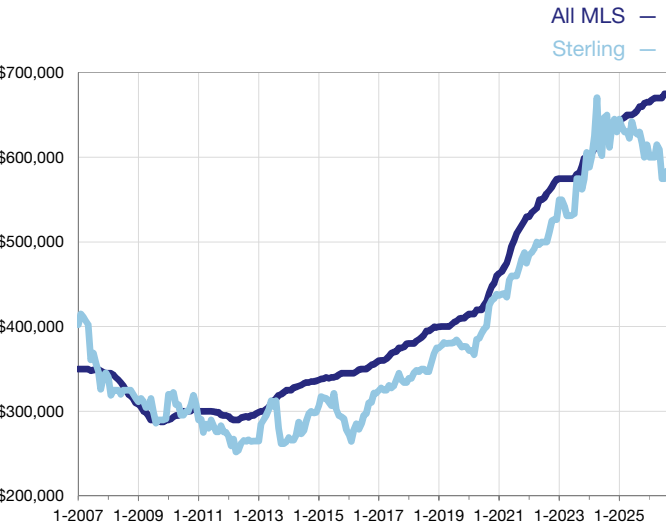
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	3	- 57.1%	40	35	- 12.5%
Closed Sales	9	7	- 22.2%	35	33	- 5.7%
Median Sales Price*	\$600,000	\$650,000	+ 8.3%	\$624,900	\$605,000	- 3.2%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	25	55	+ 120.0%
Percent of Original List Price Received*	101.5%	97.5%	- 3.9%	101.0%	99.6%	- 1.4%
New Listings	4	5	+ 25.0%	61	47	- 23.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	7	8	+ 14.3%
Closed Sales	0	1	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$586,100	--	\$575,000	\$525,000	- 8.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	28	51	+ 82.1%
Percent of Original List Price Received*	0.0%	108.6%	--	97.9%	100.3%	+ 2.5%
New Listings	4	0	- 100.0%	11	6	- 45.5%

* 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

