

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sterling

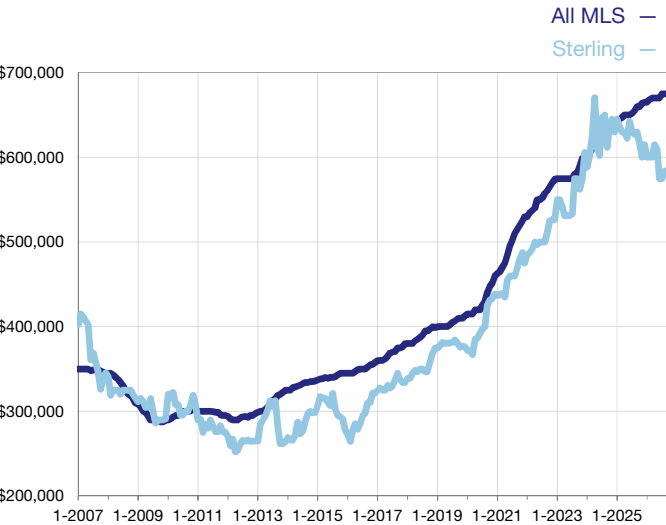
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				5	10	+ 100.0%	45	44	- 2.2%
Closed Sales				4	2	- 50.0%	39	35	- 10.3%
Median Sales Price*				\$605,000	\$555,000	- 8.3%	\$624,900	\$605,000	- 3.2%
Inventory of Homes for Sale				19	15	- 21.1%	--	--	--
Months Supply of Inventory				4.3	2.9	- 32.6%	--	--	--
Cumulative Days on Market Until Sale				32	18	- 43.8%	26	52	+ 100.0%
Percent of Original List Price Received*				96.5%	106.6%	+ 10.5%	100.5%	100.0%	- 0.5%
New Listings				12	13	+ 8.3%	73	61	- 16.4%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				2	0	- 100.0%	9	8	- 11.1%
Closed Sales				0	2	--	3	8	+ 166.7%
Median Sales Price*				\$0	\$554,587	--	\$575,000	\$542,350	- 5.7%
Inventory of Homes for Sale				2	1	- 50.0%	--	--	--
Months Supply of Inventory				1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale				0	32	--	28	46	+ 64.3%
Percent of Original List Price Received*				0.0%	100.9%	--	97.9%	100.4%	+ 2.6%
New Listings				2	1	- 50.0%	13	7	- 46.2%

* 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

