Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sterling

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**6**	- 14.3%	52	**46**	- 11.5%
Closed Sales	4	**7**	+ 75.0%	43	**42**	- 2.3%
Median Sales Price*	$567,500	**$499,900**	- 11.9%	$618,500	**$564,500**	- 8.7%
Inventory of Homes for Sale	16	**13**	- 18.8%	--	--	--
Months Supply of Inventory	3.4	**2.8**	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	29	**44**	+ 51.7%	26	**51**	+ 96.2%
Percent of Original List Price Received*	98.4%	**93.1%**	- 5.4%	100.3%	**98.8%**	- 1.5%
New Listings	7	**7**	0.0%	80	**67**	- 16.3%

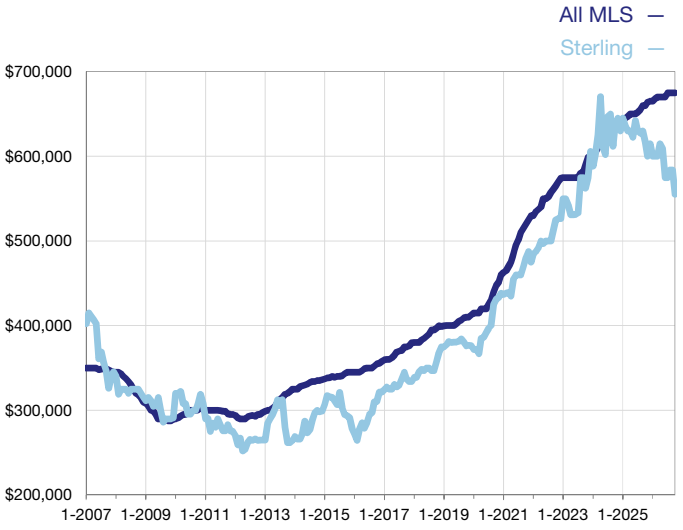
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

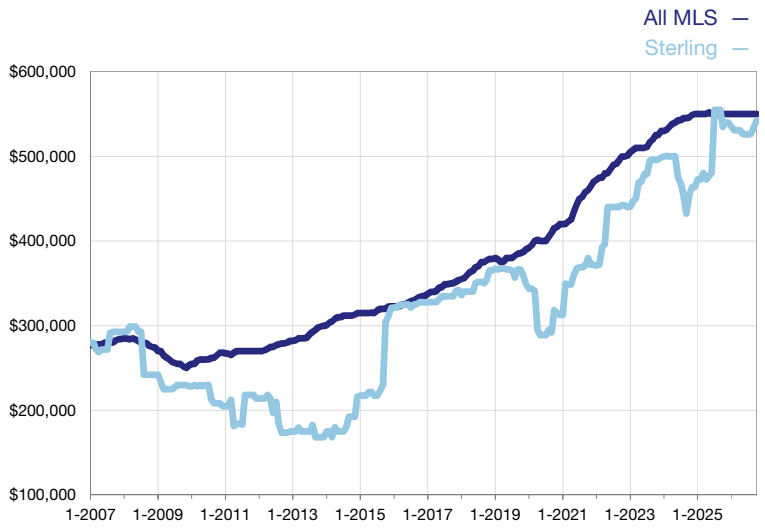
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	10	**8**	- 20.0%
Closed Sales	3	**0**	- 100.0%	6	**8**	+ 33.3%
Median Sales Price*	$524,900	**$0**	- 100.0%	$539,950	**$542,350**	+ 0.4%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	1.8	**1.9**	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	48	**0**	- 100.0%	38	**46**	+ 21.1%
Percent of Original List Price Received*	97.5%	**0.0%**	- 100.0%	97.7%	**100.4%**	+ 2.8%
New Listings	2	**3**	+ 50.0%	15	**9**	- 40.0%

* 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



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