

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	16	21	+ 31.3%	118	84	- 28.8%
Closed Sales	22	17	- 22.7%	102	70	- 31.4%
Median Sales Price*	\$528,500	\$660,000	+ 24.9%	\$552,500	\$581,000	+ 5.2%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	22	- 15.4%	30	28	- 6.7%
Percent of Original List Price Received*	103.5%	103.3%	- 0.2%	101.5%	101.1%	- 0.4%
New Listings	12	26	+ 116.7%	129	100	- 22.5%

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

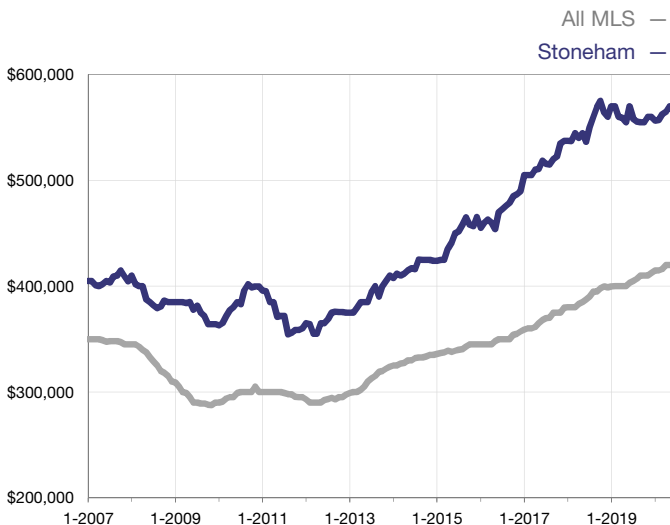
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	14	+ 55.6%	57	66	+ 15.8%
Closed Sales	10	12	+ 20.0%	51	64	+ 25.5%
Median Sales Price*	\$385,000	\$363,750	- 5.5%	\$351,000	\$356,250	+ 1.5%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--
Cumulative Days on Market Until Sale	16	35	+ 118.8%	30	48	+ 60.0%
Percent of Original List Price Received*	102.1%	98.9%	- 3.1%	100.3%	97.6%	- 2.7%
New Listings	9	8	- 11.1%	69	64	- 7.2%

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

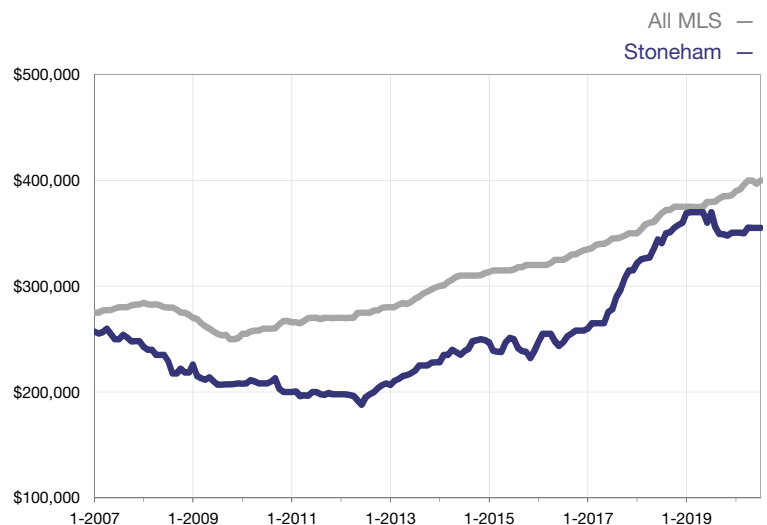
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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