

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	19	+ 18.8%	48	38	- 20.8%
Closed Sales	12	10	- 16.7%	36	31	- 13.9%
Median Sales Price*	\$774,250	<b>\$805,000</b>	+ 4.0%	\$624,250	<b>\$765,000</b>	+ 22.5%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	15	12	- 20.0%	25	27	+ 8.0%
Percent of Original List Price Received*	108.2%	<b>106.4%</b>	- 1.7%	105.0%	<b>103.9%</b>	- 1.0%
New Listings	20	18	- 10.0%	55	40	- 27.3%

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

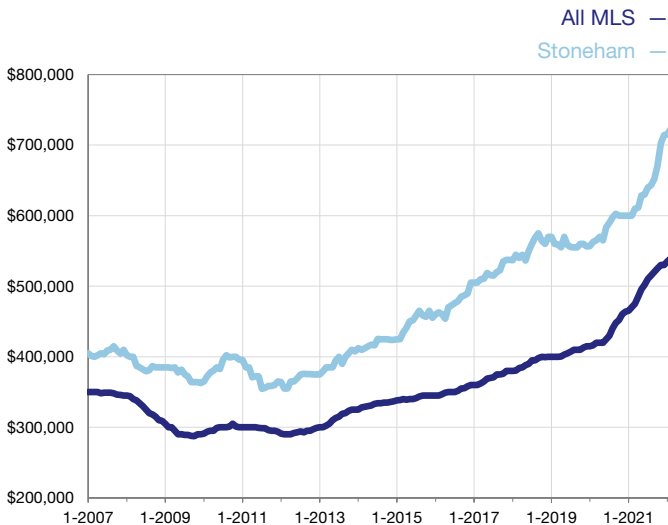
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	5	- 44.4%	36	20	- 44.4%
Closed Sales	14	8	- 42.9%	36	20	- 44.4%
Median Sales Price*	\$340,000	<b>\$374,000</b>	+ 10.0%	\$350,000	<b>\$382,500</b>	+ 9.3%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	31	24	- 22.6%
Percent of Original List Price Received*	102.3%	<b>105.1%</b>	+ 2.7%	100.1%	<b>103.4%</b>	+ 3.3%
New Listings	17	11	- 35.3%	41	27	- 34.1%

\* 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

