

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	8	8	0.0%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$725,000	\$649,500	- 10.4%	\$725,000	\$649,500	- 10.4%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	22	32	+ 45.5%
Percent of Original List Price Received*	109.1%	100.6%	- 7.8%	109.1%	100.6%	- 7.8%
New Listings	5	8	+ 60.0%	5	8	+ 60.0%

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

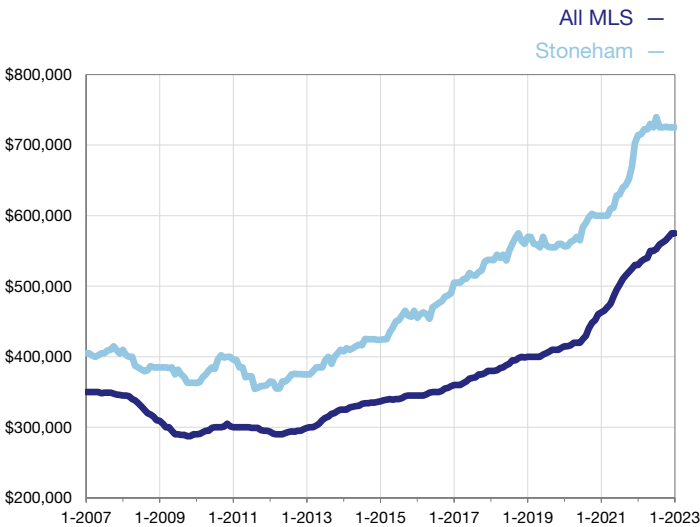
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$422,500	\$370,000	- 12.4%	\$422,500	\$370,000	- 12.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.1	0.3	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	15	45	+ 200.0%	15	45	+ 200.0%
Percent of Original List Price Received*	102.9%	98.8%	- 4.0%	102.9%	98.8%	- 4.0%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

