

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	8	+ 300.0%	10	15	+ 50.0%
Closed Sales	8	5	- 37.5%	17	13	- 23.5%
Median Sales Price*	\$720,000	\$740,000	+ 2.8%	\$725,000	\$685,000	- 5.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	40	- 21.6%	36	35	- 2.8%
Percent of Original List Price Received*	94.3%	99.0%	+ 5.0%	102.2%	100.0%	- 2.2%
New Listings	4	3	- 25.0%	9	11	+ 22.2%

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

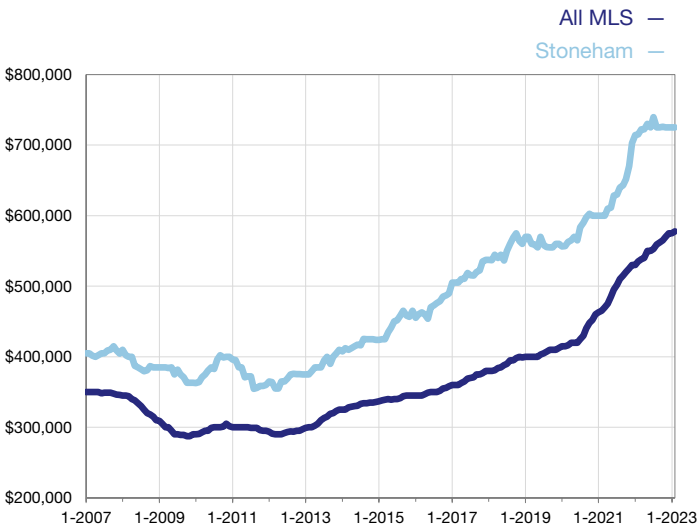
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	8	9	+ 12.5%
Closed Sales	2	4	+ 100.0%	10	7	- 30.0%
Median Sales Price*	\$447,500	\$322,500	- 27.9%	\$422,500	\$345,000	- 18.3%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	85	30	- 64.7%	29	36	+ 24.1%
Percent of Original List Price Received*	100.0%	99.6%	- 0.4%	102.3%	99.2%	- 3.0%
New Listings	8	2	- 75.0%	9	6	- 33.3%

* 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

