

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	24	+ 71.4%	105	102	- 2.9%
Closed Sales	20	22	+ 10.0%	96	78	- 18.8%
Median Sales Price*	\$478,250	<b>\$580,000</b>	+ 21.3%	\$532,500	<b>\$547,938</b>	+ 2.9%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	42	34	- 19.0%
Percent of Original List Price Received*	102.1%	<b>102.7%</b>	+ 0.6%	101.0%	<b>102.8%</b>	+ 1.8%
New Listings	14	22	+ 57.1%	119	126	+ 5.9%

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

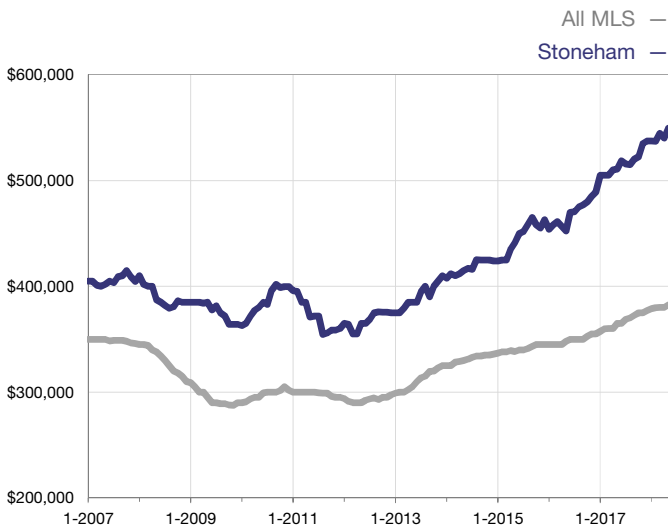
### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	12	+ 33.3%	57	81	+ 42.1%
Closed Sales	7	13	+ 85.7%	55	70	+ 27.3%
Median Sales Price*	\$499,900	<b>\$330,000</b>	- 34.0%	\$310,000	<b>\$350,500</b>	+ 13.1%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	27	13	- 51.9%	25	19	- 24.0%
Percent of Original List Price Received*	100.7%	<b>102.4%</b>	+ 1.7%	100.6%	<b>102.8%</b>	+ 2.2%
New Listings	9	7	- 22.2%	67	86	+ 28.4%

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

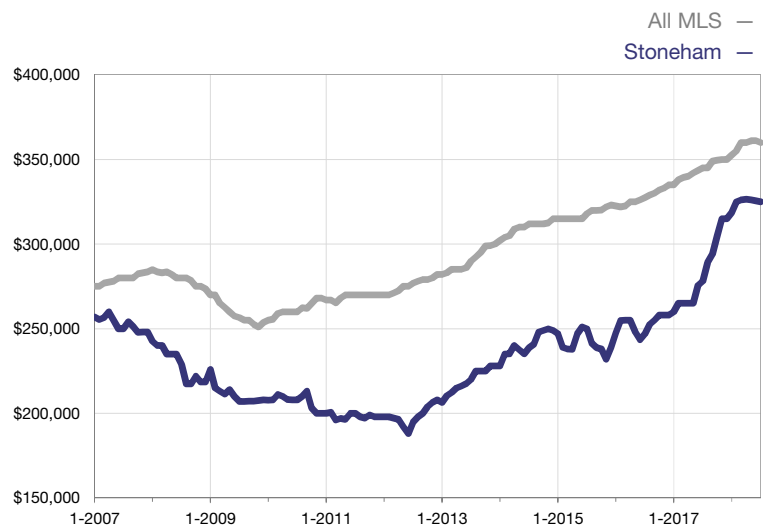
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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