

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	16	- 27.3%	99	118	+ 19.2%
Closed Sales	21	22	+ 4.8%	77	102	+ 32.5%
Median Sales Price*	\$580,000	\$528,500	- 8.9%	\$550,000	\$552,500	+ 0.5%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	33	30	- 9.1%
Percent of Original List Price Received*	101.5%	103.5%	+ 2.0%	102.5%	101.5%	- 1.0%
New Listings	22	12	- 45.5%	126	129	+ 2.4%

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

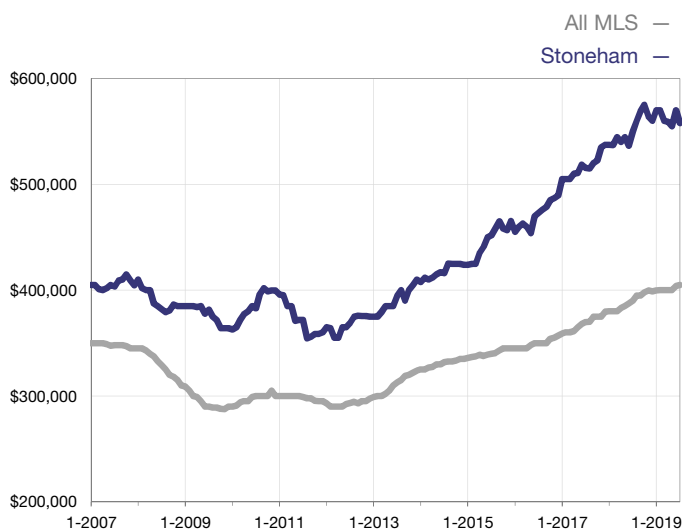
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	9	- 18.2%	78	57	- 26.9%
Closed Sales	13	10	- 23.1%	69	51	- 26.1%
Median Sales Price*	\$330,000	\$385,000	+ 16.7%	\$351,000	\$351,000	0.0%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	19	30	+ 57.9%
Percent of Original List Price Received*	102.4%	102.1%	- 0.3%	102.4%	100.3%	- 2.1%
New Listings	7	9	+ 28.6%	85	69	- 18.8%

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

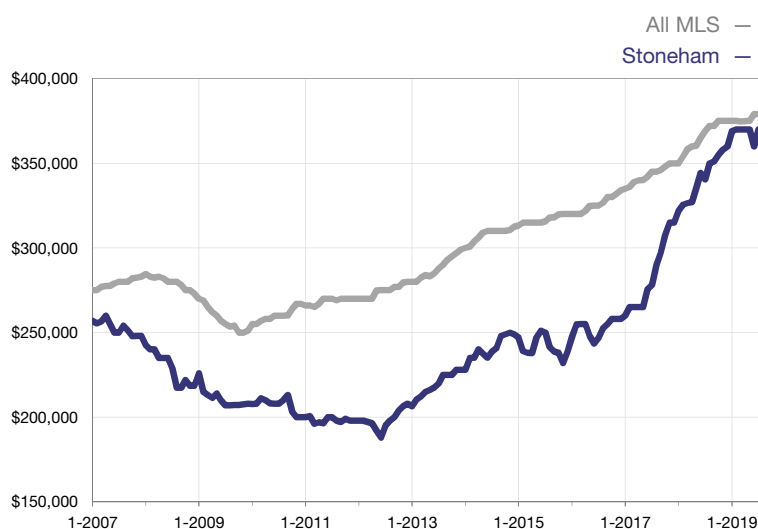
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.