Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Stoneham

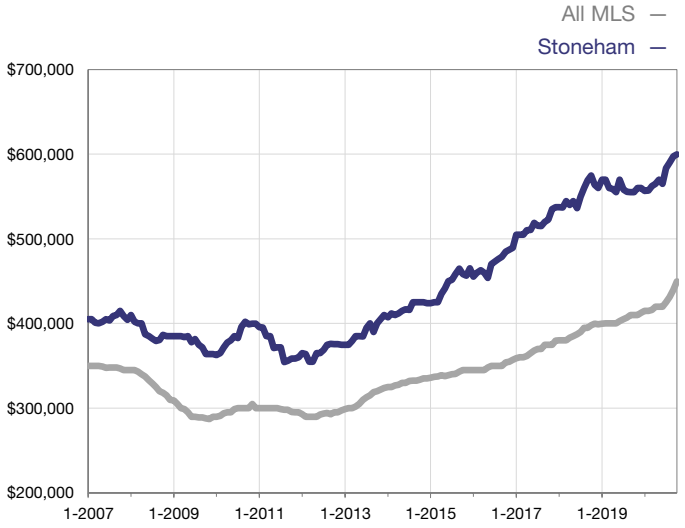
Single-Family Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	20	**20**	0.0%	169	**139**	- 17.8%
Closed Sales	13	**15**	+ 15.4%	148	**123**	- 16.9%
Median Sales Price*	$560,000	**$590,000**	+ 5.4%	$555,500	**$610,000**	+ 9.8%
Inventory of Homes for Sale	25	**17**	- 32.0%	--	--	--
Months Supply of Inventory	1.6	**1.3**	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	33	**24**	- 27.3%	30	**24**	- 20.0%
Percent of Original List Price Received*	102.1%	**102.9%**	+ 0.8%	101.1%	**102.4%**	+ 1.3%
New Listings	22	**27**	+ 22.7%	198	**160**	- 19.2%

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

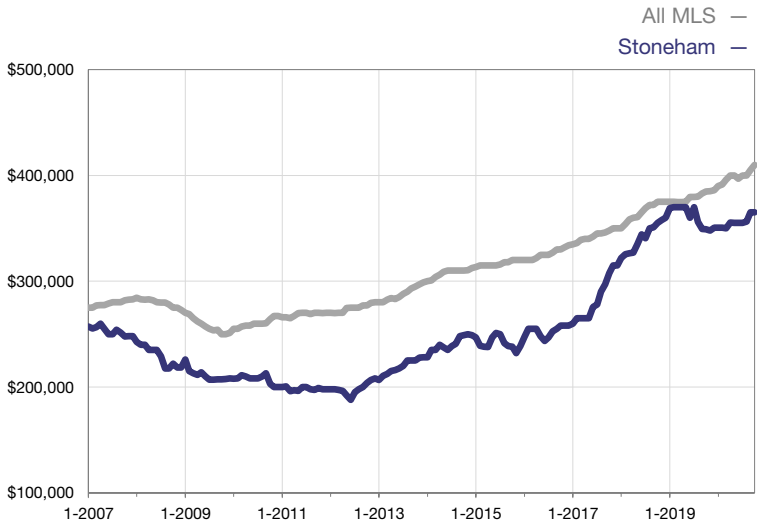
Condominium Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	11	**15**	+ 36.4%	84	**90**	+ 7.1%
Closed Sales	9	**8**	- 11.1%	76	**91**	+ 19.7%
Median Sales Price*	$322,900	**$316,000**	- 2.1%	$343,500	**$365,000**	+ 6.3%
Inventory of Homes for Sale	29	**7**	- 75.9%	--	--	--
Months Supply of Inventory	3.8	**0.8**	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	46	**25**	- 45.7%	35	**42**	+ 20.0%
Percent of Original List Price Received*	99.0%	**99.3%**	+ 0.3%	100.0%	**98.4%**	- 1.6%
New Listings	24	**16**	- 33.3%	119	**98**	- 17.6%

* 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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