

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	25	+ 150.0%	24	34	+ 41.7%
Closed Sales	8	7	- 12.5%	25	24	- 4.0%
Median Sales Price*	\$654,000	\$620,000	- 5.2%	\$535,000	\$567,500	+ 6.1%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	58	17	- 70.7%	41	29	- 29.3%
Percent of Original List Price Received*	95.3%	106.4%	+ 11.6%	98.3%	103.4%	+ 5.2%
New Listings	14	24	+ 71.4%	29	37	+ 27.6%

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

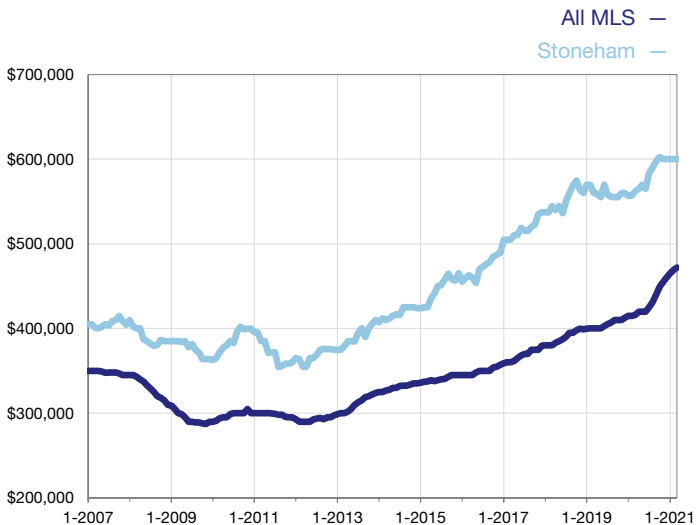
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	12	+ 71.4%	24	27	+ 12.5%
Closed Sales	3	9	+ 200.0%	27	22	- 18.5%
Median Sales Price*	\$276,900	\$360,000	+ 30.0%	\$335,700	\$355,000	+ 5.7%
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	101	36	- 64.4%	64	31	- 51.6%
Percent of Original List Price Received*	95.5%	101.9%	+ 6.7%	96.9%	98.6%	+ 1.8%
New Listings	13	8	- 38.5%	27	23	- 14.8%

* 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

