

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	16	+ 128.6%	31	48	+ 54.8%
Closed Sales	10	12	+ 20.0%	35	36	+ 2.9%
Median Sales Price*	\$622,500	\$774,250	+ 24.4%	\$550,000	\$624,250	+ 13.5%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	26	15	- 42.3%	36	25	- 30.6%
Percent of Original List Price Received*	103.2%	108.2%	+ 4.8%	99.7%	105.0%	+ 5.3%
New Listings	10	20	+ 100.0%	39	56	+ 43.6%

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

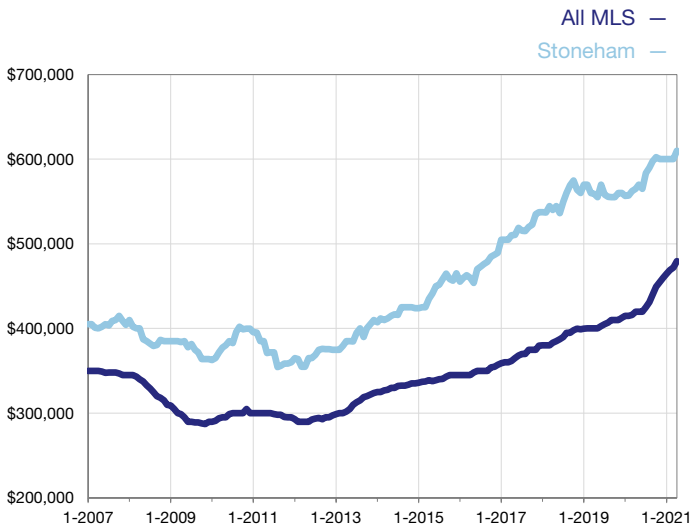
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	9	+ 50.0%	30	36	+ 20.0%
Closed Sales	7	14	+ 100.0%	34	36	+ 5.9%
Median Sales Price*	\$485,000	\$340,000	- 29.9%	\$372,500	\$350,000	- 6.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	57	30	- 47.4%	62	31	- 50.0%
Percent of Original List Price Received*	98.3%	102.3%	+ 4.1%	97.2%	100.1%	+ 3.0%
New Listings	5	17	+ 240.0%	32	41	+ 28.1%

* 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

