

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	25	+ 127.3%	42	73	+ 73.8%
Closed Sales	9	19	+ 111.1%	44	55	+ 25.0%
Median Sales Price*	\$650,000	<b>\$645,000</b>	- 0.8%	\$570,000	<b>\$640,000</b>	+ 12.3%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	33	24	- 27.3%
Percent of Original List Price Received*	100.0%	<b>108.0%</b>	+ 8.0%	99.8%	<b>106.1%</b>	+ 6.3%
New Listings	9	22	+ 144.4%	48	78	+ 62.5%

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

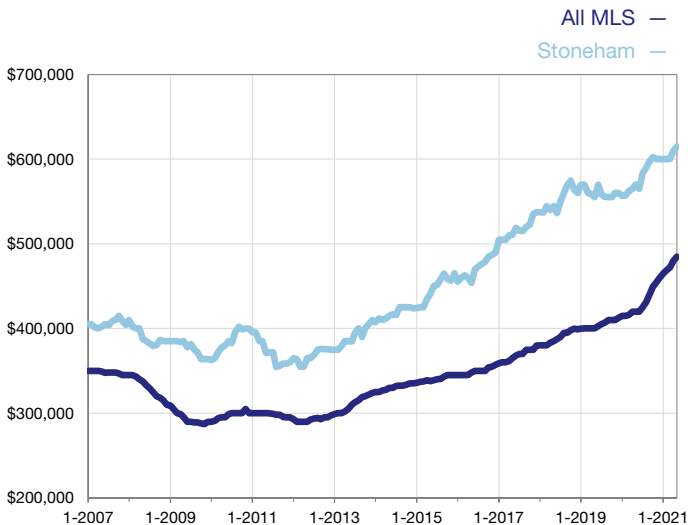
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	12	+ 33.3%	39	48	+ 23.1%
Closed Sales	7	5	- 28.6%	41	41	0.0%
Median Sales Price*	\$316,000	<b>\$540,000</b>	+ 70.9%	\$355,000	<b>\$358,000</b>	+ 0.8%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	30	12	- 60.0%	57	28	- 50.9%
Percent of Original List Price Received*	97.1%	<b>103.0%</b>	+ 6.1%	97.2%	<b>100.4%</b>	+ 3.3%
New Listings	9	9	0.0%	41	50	+ 22.0%

\* 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

