

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	12	- 33.3%	190	148	- 22.1%
Closed Sales	20	12	- 40.0%	179	152	- 15.1%
Median Sales Price*	\$740,000	\$661,000	- 10.7%	\$685,000	\$725,000	+ 5.8%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	17	33	+ 94.1%	21	23	+ 9.5%
Percent of Original List Price Received*	104.8%	100.3%	- 4.3%	107.3%	103.7%	- 3.4%
New Listings	11	11	0.0%	203	175	- 13.8%

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

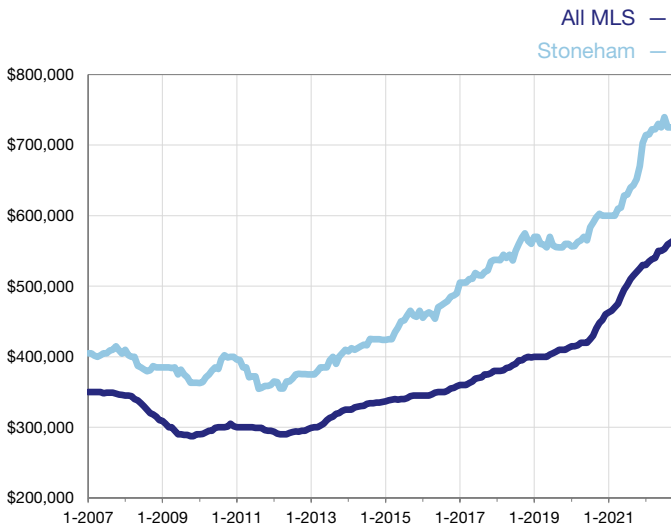
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	5	- 64.3%	110	66	- 40.0%
Closed Sales	10	1	- 90.0%	105	67	- 36.2%
Median Sales Price*	\$378,000	\$385,000	+ 1.9%	\$365,000	\$390,000	+ 6.8%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	14	- 46.2%	24	18	- 25.0%
Percent of Original List Price Received*	101.6%	96.3%	- 5.2%	101.4%	103.5%	+ 2.1%
New Listings	8	6	- 25.0%	118	78	- 33.9%

* 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

