

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	9	+ 12.5%	198	156	- 21.2%
Closed Sales	20	9	- 55.0%	199	161	- 19.1%
Median Sales Price*	\$712,500	<b>\$565,000</b>	- 20.7%	\$702,959	<b>\$725,000</b>	+ 3.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	43	+ 95.5%	22	24	+ 9.1%
Percent of Original List Price Received*	106.1%	94.5%	- 10.9%	107.2%	103.2%	- 3.7%
New Listings	5	3	- 40.0%	208	178	- 14.4%

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

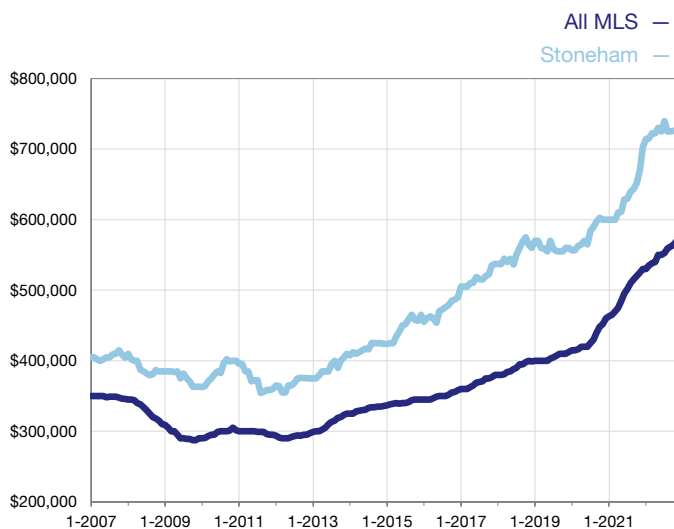
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	116	69	- 40.5%
Closed Sales	14	5	- 64.3%	119	72	- 39.5%
Median Sales Price*	\$378,750	<b>\$385,000</b>	+ 1.7%	\$366,000	<b>\$387,500</b>	+ 5.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	25	19	- 24.0%
Percent of Original List Price Received*	100.3%	93.0%	- 7.3%	101.2%	102.8%	+ 1.6%
New Listings	4	3	- 25.0%	122	81	- 33.6%

\* 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

