

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	19	25	+ 31.6%
Closed Sales	4	7	+ 75.0%	21	20	- 4.8%
Median Sales Price*	\$777,500	\$725,000	- 6.8%	\$725,000	\$717,500	- 1.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	34	39	+ 14.7%
Percent of Original List Price Received*	105.4%	102.6%	- 2.7%	102.8%	100.9%	- 1.8%
New Listings	13	16	+ 23.1%	22	27	+ 22.7%

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

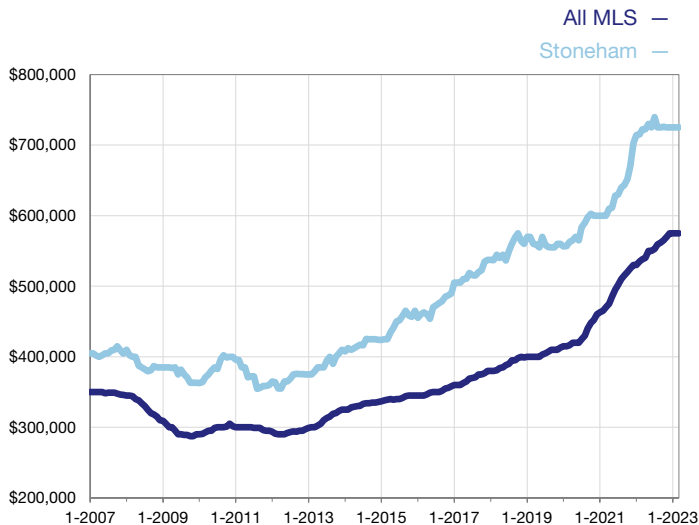
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	14	13	- 7.1%
Closed Sales	2	3	+ 50.0%	12	10	- 16.7%
Median Sales Price*	\$432,500	\$385,000	- 11.0%	\$422,500	\$374,500	- 11.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	12	49	+ 308.3%	26	40	+ 53.8%
Percent of Original List Price Received*	101.7%	98.3%	- 3.3%	102.2%	99.0%	- 3.1%
New Listings	7	8	+ 14.3%	16	14	- 12.5%

* 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

