

# Local Market Update – April 2023

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## Stoneham

### Single-Family Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 16        | 11               | - 31.3% | 35           | 36               | + 2.9%  |
| Closed Sales                             | 10        | 9                | - 10.0% | 31           | 29               | - 6.5%  |
| Median Sales Price*                      | \$805,000 | <b>\$662,500</b> | - 17.7% | \$765,000    | <b>\$710,000</b> | - 7.2%  |
| Inventory of Homes for Sale              | 8         | 6                | - 25.0% | --           | --               | --      |
| Months Supply of Inventory               | 0.5       | 0.5              | 0.0%    | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 12        | 17               | + 41.7% | 27           | 32               | + 18.5% |
| Percent of Original List Price Received* | 106.4%    | <b>106.3%</b>    | - 0.1%  | 103.9%       | <b>102.6%</b>    | - 1.3%  |
| New Listings                             | 19        | 11               | - 42.1% | 41           | 38               | - 7.3%  |

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

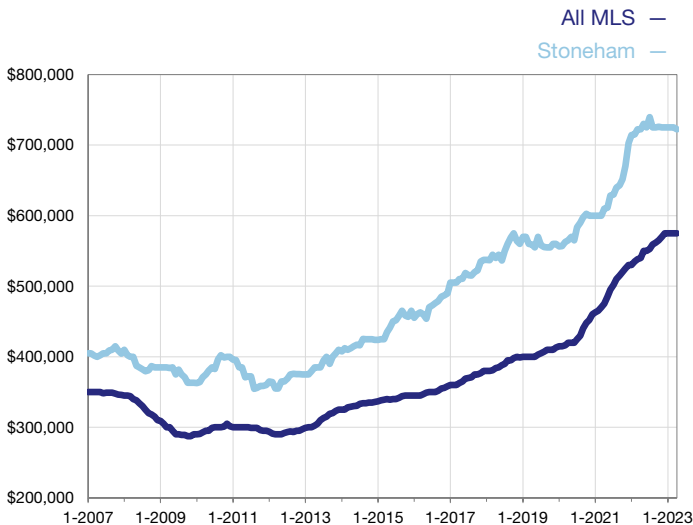
### Condominium Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 7         | 7                | 0.0%    | 21           | 19               | - 9.5%  |
| Closed Sales                             | 8         | 4                | - 50.0% | 20           | 14               | - 30.0% |
| Median Sales Price*                      | \$374,000 | <b>\$411,900</b> | + 10.1% | \$382,500    | <b>\$377,000</b> | - 1.4%  |
| Inventory of Homes for Sale              | 10        | 2                | - 80.0% | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | 0.4              | - 66.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 22        | 15               | - 31.8% | 24           | 33               | + 37.5% |
| Percent of Original List Price Received* | 105.1%    | <b>103.5%</b>    | - 1.5%  | 103.4%       | <b>100.2%</b>    | - 3.1%  |
| New Listings                             | 11        | 5                | - 54.5% | 27           | 19               | - 29.6% |

\* 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

