

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	9	- 55.0%	55	43	- 21.8%
Closed Sales	16	9	- 43.8%	47	38	- 19.1%
Median Sales Price*	\$758,500	<b>\$900,000</b>	+ 18.7%	\$765,000	<b>\$717,500</b>	- 6.2%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	12	11	- 8.3%	22	27	+ 22.7%
Percent of Original List Price Received*	111.1%	<b>102.3%</b>	- 7.9%	106.4%	<b>102.5%</b>	- 3.7%
New Listings	25	16	- 36.0%	65	50	- 23.1%

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

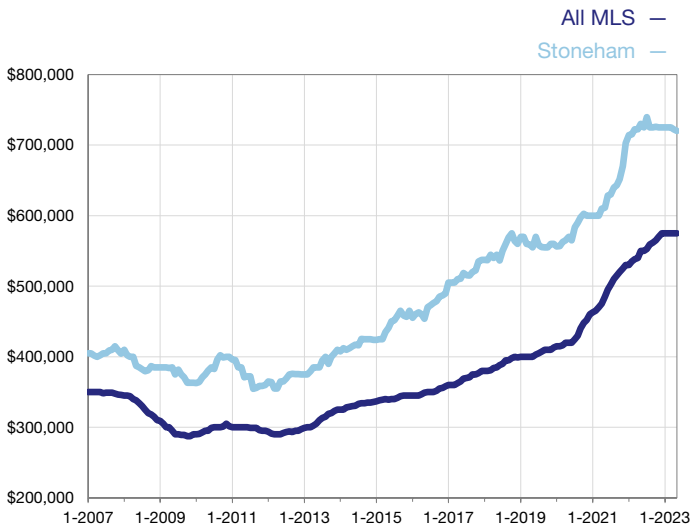
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	4	- 69.2%	34	22	- 35.3%
Closed Sales	6	5	- 16.7%	26	19	- 26.9%
Median Sales Price*	\$405,500	<b>\$762,000</b>	+ 87.9%	\$387,500	<b>\$381,000</b>	- 1.7%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	22	28	+ 27.3%
Percent of Original List Price Received*	108.3%	<b>104.8%</b>	- 3.2%	104.5%	<b>101.4%</b>	- 3.0%
New Listings	15	7	- 53.3%	41	26	- 36.6%

\* 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

