

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	22	- 4.3%	78	65	- 16.7%
Closed Sales	18	12	- 33.3%	65	50	- 23.1%
Median Sales Price*	\$715,000	\$752,500	+ 5.2%	\$725,000	\$717,500	- 1.0%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	17	31	+ 82.4%	20	28	+ 40.0%
Percent of Original List Price Received*	107.2%	104.3%	- 2.7%	106.6%	102.9%	- 3.5%
New Listings	36	24	- 33.3%	101	74	- 26.7%

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

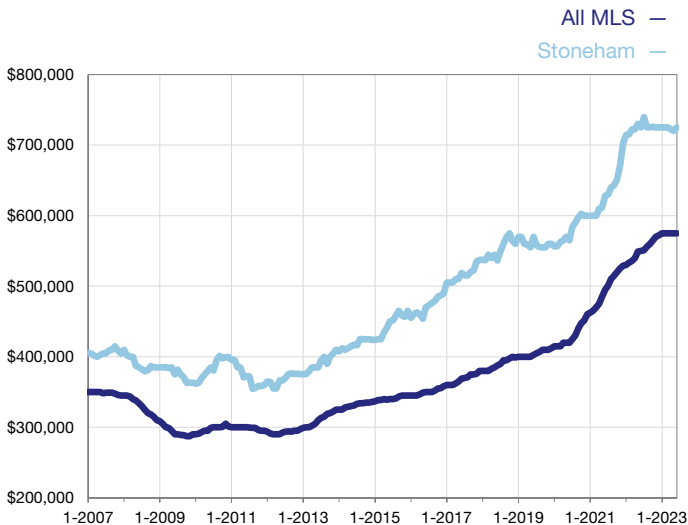
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	47	31	- 34.0%
Closed Sales	12	4	- 66.7%	38	23	- 39.5%
Median Sales Price*	\$398,500	\$399,000	+ 0.1%	\$387,500	\$385,000	- 0.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	20	26	+ 30.0%
Percent of Original List Price Received*	105.6%	106.1%	+ 0.5%	104.8%	102.2%	- 2.5%
New Listings	11	6	- 45.5%	52	32	- 38.5%

* 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

