

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	10	- 41.2%	95	75	- 21.1%
Closed Sales	21	19	- 9.5%	86	70	- 18.6%
Median Sales Price*	\$795,100	<b>\$780,000</b>	- 1.9%	\$758,500	<b>\$725,000</b>	- 4.4%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	18	12	- 33.3%	20	24	+ 20.0%
Percent of Original List Price Received*	103.0%	<b>109.0%</b>	+ 5.8%	105.7%	<b>104.6%</b>	- 1.0%
New Listings	15	9	- 40.0%	116	82	- 29.3%

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

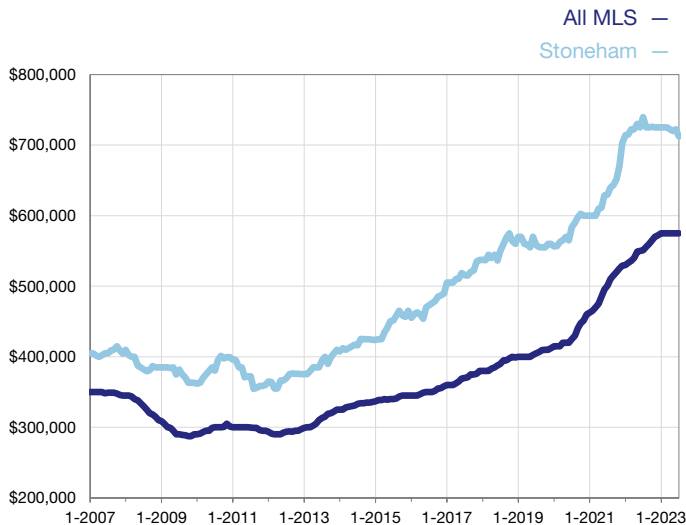
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	51	39	- 23.5%
Closed Sales	12	7	- 41.7%	50	30	- 40.0%
Median Sales Price*	\$413,000	<b>\$400,000</b>	- 3.1%	\$390,500	<b>\$390,000</b>	- 0.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.1	0.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	13	21	+ 61.5%	18	25	+ 38.9%
Percent of Original List Price Received*	101.2%	<b>107.1%</b>	+ 5.8%	104.0%	<b>103.4%</b>	- 0.6%
New Listings	1	7	+ 600.0%	53	40	- 24.5%

\* 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

