

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	13	- 35.0%	115	87	- 24.3%
Closed Sales	23	10	- 56.5%	109	80	- 26.6%
Median Sales Price*	\$700,000	\$820,000	+ 17.1%	\$727,000	\$741,250	+ 2.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	20	24	+ 20.0%
Percent of Original List Price Received*	102.9%	102.2%	- 0.7%	105.1%	104.3%	- 0.8%
New Listings	11	10	- 9.1%	127	90	- 29.1%

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

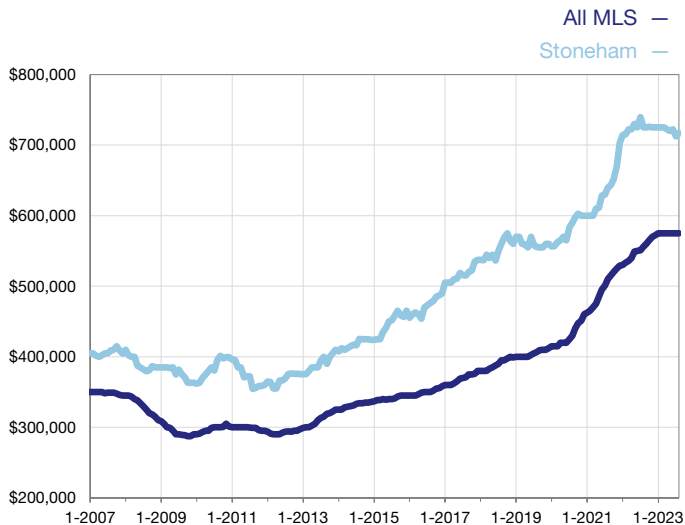
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	52	42	- 19.2%
Closed Sales	6	12	+ 100.0%	56	42	- 25.0%
Median Sales Price*	\$372,500	\$395,000	+ 6.0%	\$387,500	\$390,000	+ 0.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	18	24	+ 33.3%
Percent of Original List Price Received*	103.2%	106.3%	+ 3.0%	103.9%	104.2%	+ 0.3%
New Listings	5	5	0.0%	58	46	- 20.7%

* 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

