

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	128	100	- 21.9%
Closed Sales	20	10	- 50.0%	129	90	- 30.2%
Median Sales Price*	\$714,000	\$830,500	+ 16.3%	\$725,000	\$767,500	+ 5.9%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	22	24	+ 9.1%
Percent of Original List Price Received*	99.9%	100.2%	+ 0.3%	104.3%	103.8%	- 0.5%
New Listings	17	13	- 23.5%	144	104	- 27.8%

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

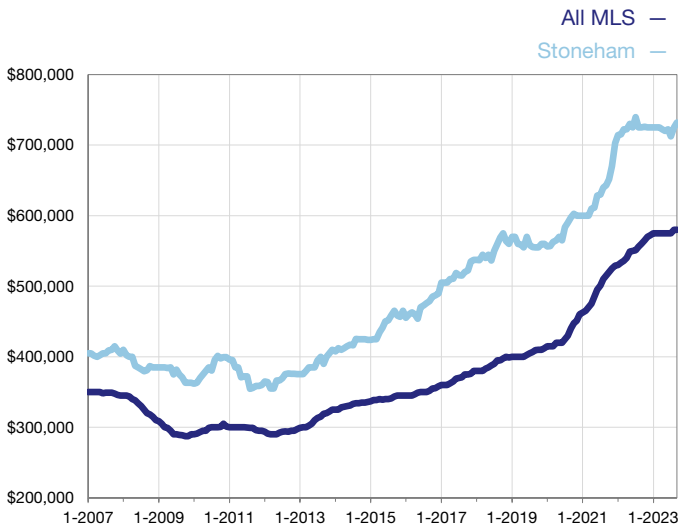
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	60	48	- 20.0%
Closed Sales	5	3	- 40.0%	61	45	- 26.2%
Median Sales Price*	\$391,000	\$400,000	+ 2.3%	\$390,000	\$390,000	0.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.1	0.9	+ 800.0%	--	--	--
Cumulative Days on Market Until Sale	24	12	- 50.0%	19	23	+ 21.1%
Percent of Original List Price Received*	101.6%	114.9%	+ 13.1%	103.7%	104.9%	+ 1.2%
New Listings	5	7	+ 40.0%	63	51	- 19.0%

* 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

