

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	15	+ 87.5%	136	112	- 17.6%
Closed Sales	11	12	+ 9.1%	140	102	- 27.1%
Median Sales Price*	\$736,000	\$737,500	+ 0.2%	\$726,000	\$767,500	+ 5.7%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	23	24	+ 4.3%
Percent of Original List Price Received*	99.7%	101.5%	+ 1.8%	104.0%	103.6%	- 0.4%
New Listings	15	18	+ 20.0%	159	121	- 23.9%

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

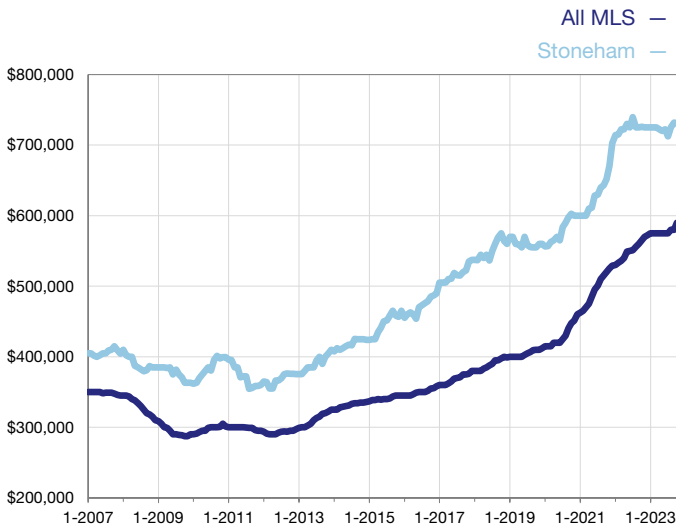
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	9	+ 800.0%	61	57	- 6.6%
Closed Sales	5	7	+ 40.0%	66	52	- 21.2%
Median Sales Price*	\$420,000	\$430,000	+ 2.4%	\$390,500	\$400,000	+ 2.4%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	18	42	+ 133.3%	18	25	+ 38.9%
Percent of Original List Price Received*	103.0%	97.1%	- 5.7%	103.6%	103.9%	+ 0.3%
New Listings	7	10	+ 42.9%	70	61	- 12.9%

* 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

