

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	15	+ 36.4%	147	125	- 15.0%
Closed Sales	12	12	0.0%	152	114	- 25.0%
Median Sales Price*	\$661,000	\$746,000	+ 12.9%	\$725,000	\$763,500	+ 5.3%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	33	19	- 42.4%	23	23	0.0%
Percent of Original List Price Received*	100.3%	105.3%	+ 5.0%	103.7%	103.7%	0.0%
New Listings	10	11	+ 10.0%	169	130	- 23.1%

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

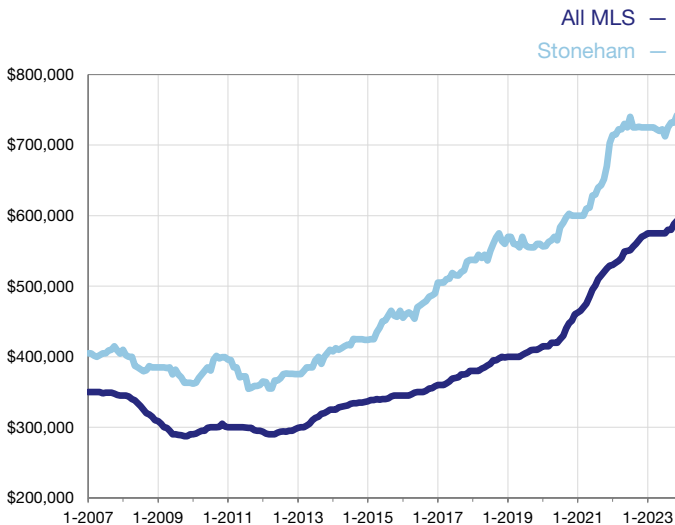
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	65	65	0.0%
Closed Sales	1	6	+ 500.0%	67	58	- 13.4%
Median Sales Price*	\$385,000	\$405,000	+ 5.2%	\$390,000	\$400,000	+ 2.6%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	18	24	+ 33.3%
Percent of Original List Price Received*	96.3%	107.3%	+ 11.4%	103.5%	104.2%	+ 0.7%
New Listings	6	7	+ 16.7%	76	68	- 10.5%

* 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

