

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	155	130	- 16.1%
Closed Sales	10	17	+ 70.0%	162	131	- 19.1%
Median Sales Price*	\$589,950	<b>\$700,000</b>	+ 18.7%	\$725,000	<b>\$740,000</b>	+ 2.1%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	41	20	- 51.2%	24	23	- 4.2%
Percent of Original List Price Received*	95.4%	<b>102.6%</b>	+ 7.5%	103.2%	<b>103.6%</b>	+ 0.4%
New Listings	3	3	0.0%	172	133	- 22.7%

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

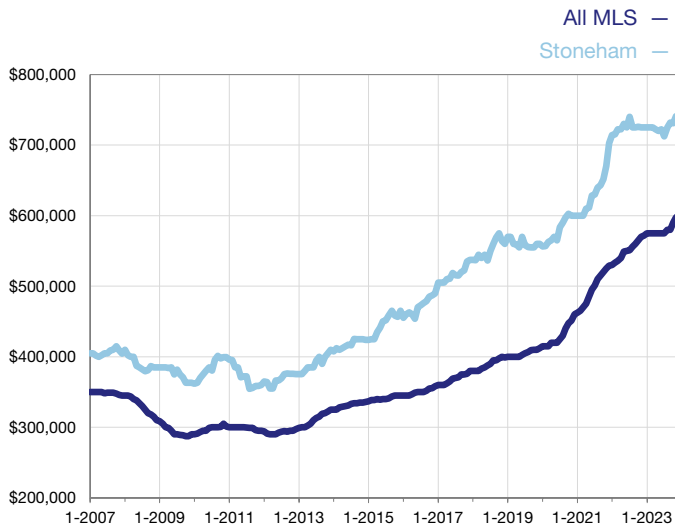
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	68	67	- 1.5%
Closed Sales	5	6	+ 20.0%	72	64	- 11.1%
Median Sales Price*	\$385,000	<b>\$407,550</b>	+ 5.9%	\$387,500	<b>\$400,000</b>	+ 3.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	24	15	- 37.5%	19	23	+ 21.1%
Percent of Original List Price Received*	93.0%	<b>103.4%</b>	+ 11.2%	102.8%	<b>104.1%</b>	+ 1.3%
New Listings	3	0	- 100.0%	79	68	- 13.9%

\* 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

