

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	8	4	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$649,500	\$772,500	+ 18.9%	\$649,500	\$772,500	+ 18.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	32	30	- 6.3%
Percent of Original List Price Received*	100.6%	101.6%	+ 1.0%	100.6%	101.6%	+ 1.0%
New Listings	8	7	- 12.5%	8	7	- 12.5%

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

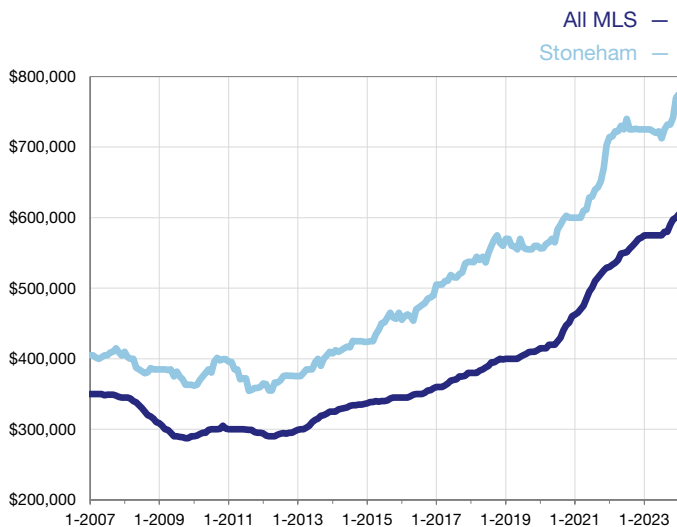
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$370,000	\$367,500	- 0.7%	\$370,000	\$367,500	- 0.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	21	- 53.3%	45	21	- 53.3%
Percent of Original List Price Received*	98.8%	101.5%	+ 2.7%	98.8%	101.5%	+ 2.7%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

* 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

