

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	6	- 25.0%	15	12	- 20.0%
Closed Sales	5	8	+ 60.0%	13	12	- 7.7%
Median Sales Price*	\$740,000	<b>\$750,000</b>	+ 1.4%	\$685,000	<b>\$750,000</b>	+ 9.5%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.8</b>	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	40	<b>12</b>	- 70.0%	35	<b>18</b>	- 48.6%
Percent of Original List Price Received*	99.0%	<b>107.1%</b>	+ 8.2%	100.0%	<b>105.2%</b>	+ 5.2%
New Listings	3	<b>9</b>	+ 200.0%	11	<b>16</b>	+ 45.5%

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

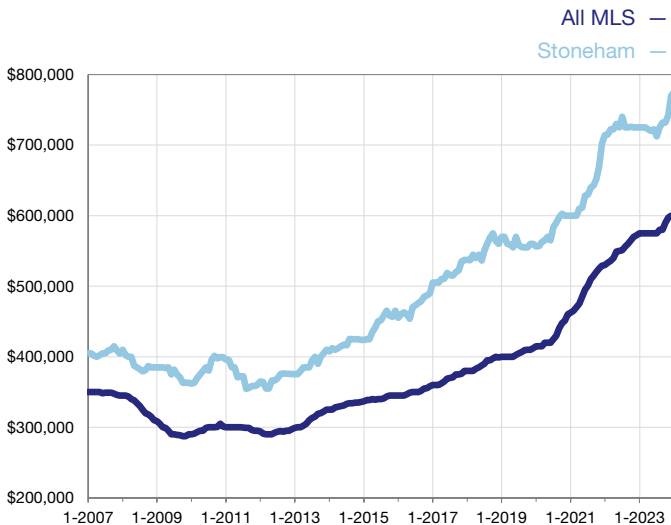
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	9	8	- 11.1%
Closed Sales	4	6	+ 50.0%	7	10	+ 42.9%
Median Sales Price*	\$322,500	<b>\$470,000</b>	+ 45.7%	\$345,000	<b>\$450,000</b>	+ 30.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.2</b>	--	--	--	--
Cumulative Days on Market Until Sale	30	<b>17</b>	- 43.3%	36	<b>19</b>	- 47.2%
Percent of Original List Price Received*	99.6%	<b>103.0%</b>	+ 3.4%	99.2%	<b>102.4%</b>	+ 3.2%
New Listings	2	2	0.0%	6	9	+ 50.0%

\* 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

