

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	9	- 10.0%	25	21	- 16.0%
Closed Sales	7	7	0.0%	20	19	- 5.0%
Median Sales Price*	\$725,000	\$980,000	+ 35.2%	\$717,500	\$794,000	+ 10.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	46	11	- 76.1%	39	15	- 61.5%
Percent of Original List Price Received*	102.6%	115.1%	+ 12.2%	100.9%	108.9%	+ 7.9%
New Listings	13	9	- 30.8%	24	25	+ 4.2%

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

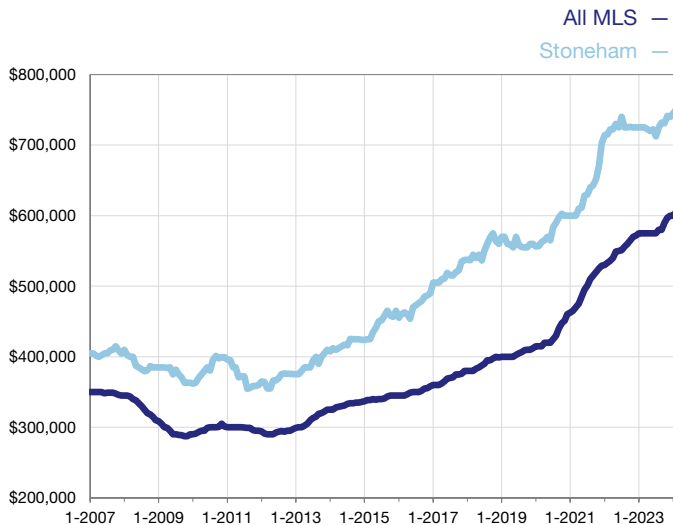
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	11	12	+ 9.1%
Closed Sales	3	1	- 66.7%	10	11	+ 10.0%
Median Sales Price*	\$385,000	\$332,000	- 13.8%	\$374,500	\$440,000	+ 17.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	49	8	- 83.7%	40	18	- 55.0%
Percent of Original List Price Received*	98.3%	100.9%	+ 2.6%	99.0%	102.3%	+ 3.3%
New Listings	8	6	- 25.0%	14	15	+ 7.1%

* 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

