

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	13	+ 44.4%	34	34	0.0%
Closed Sales	9	8	- 11.1%	29	27	- 6.9%
Median Sales Price*	\$662,500	\$759,000	+ 14.6%	\$710,000	\$794,000	+ 11.8%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	17	53	+ 211.8%	32	27	- 15.6%
Percent of Original List Price Received*	106.3%	108.5%	+ 2.1%	102.6%	108.8%	+ 6.0%
New Listings	10	19	+ 90.0%	34	44	+ 29.4%

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

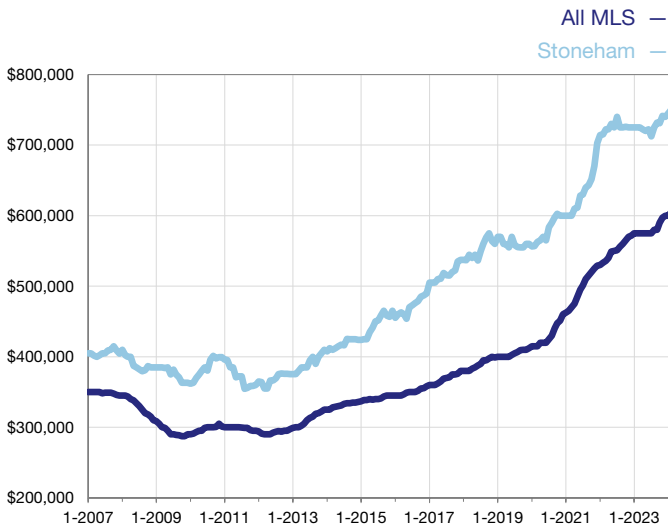
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	4	- 33.3%	17	16	- 5.9%
Closed Sales	4	4	0.0%	14	15	+ 7.1%
Median Sales Price*	\$411,900	\$458,000	+ 11.2%	\$377,000	\$440,000	+ 16.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	33	18	- 45.5%
Percent of Original List Price Received*	103.5%	105.6%	+ 2.0%	100.2%	103.2%	+ 3.0%
New Listings	5	4	- 20.0%	19	19	0.0%

* 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

