

Stoneham

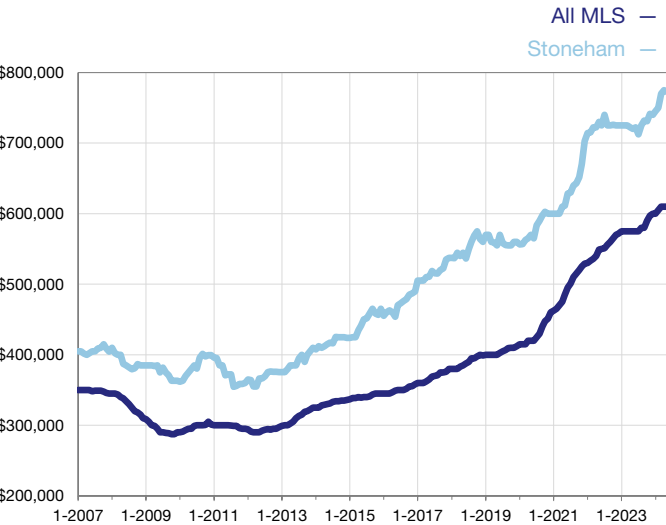
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	25	+ 177.8%	43	57	+ 32.6%
Closed Sales	9	11	+ 22.2%	38	38	0.0%
Median Sales Price*	\$900,000	\$790,000	- 12.2%	\$717,500	\$790,000	+ 10.1%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	11	13	+ 18.2%	27	23	- 14.8%
Percent of Original List Price Received*	102.3%	108.6%	+ 6.2%	102.5%	108.7%	+ 6.0%
New Listings	15	30	+ 100.0%	49	73	+ 49.0%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	10	+ 400.0%	19	26	+ 36.8%
Closed Sales	5	6	+ 20.0%	19	21	+ 10.5%
Median Sales Price*	\$762,000	\$400,000	- 47.5%	\$381,000	\$416,000	+ 9.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	13	20	+ 53.8%	28	18	- 35.7%
Percent of Original List Price Received*	104.8%	99.7%	- 4.9%	101.4%	102.2%	+ 0.8%
New Listings	7	12	+ 71.4%	26	31	+ 19.2%

* 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

