

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	15	- 31.8%	65	71	+ 9.2%
Closed Sales	13	22	+ 69.2%	51	61	+ 19.6%
Median Sales Price*	\$680,000	\$840,000	+ 23.5%	\$710,000	\$800,000	+ 12.7%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	15	- 50.0%	28	20	- 28.6%
Percent of Original List Price Received*	104.3%	109.7%	+ 5.2%	103.0%	109.0%	+ 5.8%
New Listings	23	14	- 39.1%	72	85	+ 18.1%

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

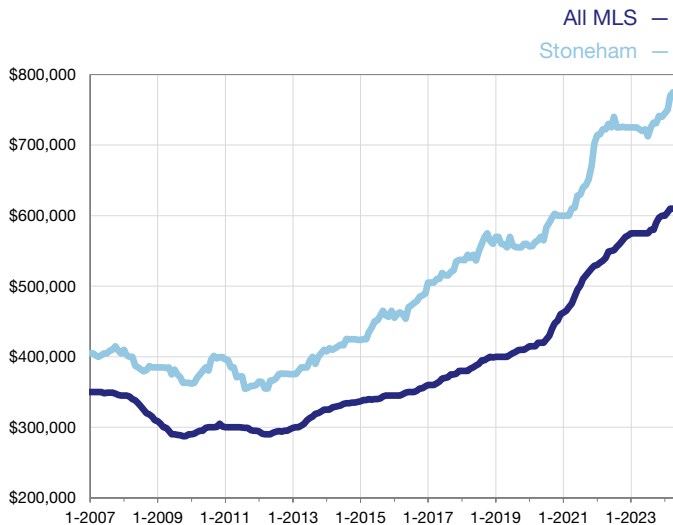
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	8	- 20.0%	29	32	+ 10.3%
Closed Sales	4	4	0.0%	23	25	+ 8.7%
Median Sales Price*	\$399,000	\$410,000	+ 2.8%	\$385,000	\$416,000	+ 8.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	48	+ 128.6%	26	23	- 11.5%
Percent of Original List Price Received*	106.1%	99.0%	- 6.7%	102.2%	101.7%	- 0.5%
New Listings	6	5	- 16.7%	32	34	+ 6.3%

* 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

