

Stoneham

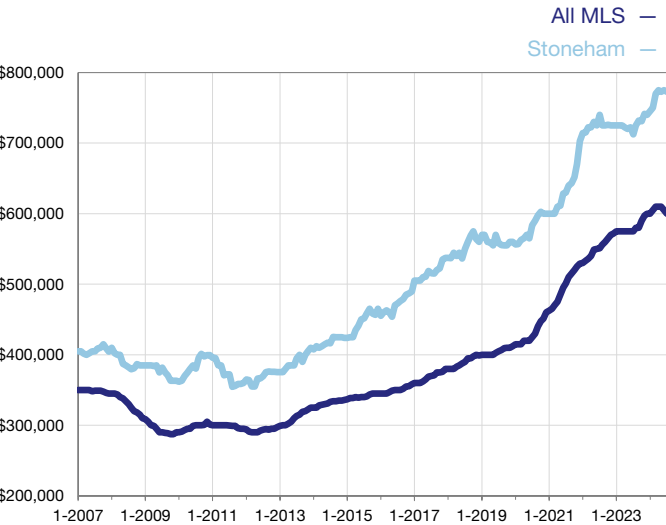
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	74	84	+ 13.5%
Closed Sales	19	12	- 36.8%	70	74	+ 5.7%
Median Sales Price*	\$780,000	\$759,000	- 2.7%	\$725,000	\$797,500	+ 10.0%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	12	13	+ 8.3%	24	19	- 20.8%
Percent of Original List Price Received*	109.0%	106.3%	- 2.5%	104.6%	108.4%	+ 3.6%
New Listings	8	16	+ 100.0%	80	101	+ 26.3%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	37	39	+ 5.4%
Closed Sales	7	8	+ 14.3%	30	33	+ 10.0%
Median Sales Price*	\$400,000	\$442,500	+ 10.6%	\$390,000	\$430,000	+ 10.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	21	12	- 42.9%	25	20	- 20.0%
Percent of Original List Price Received*	107.1%	102.5%	- 4.3%	103.4%	101.9%	- 1.5%
New Listings	8	10	+ 25.0%	40	46	+ 15.0%

* 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

