

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

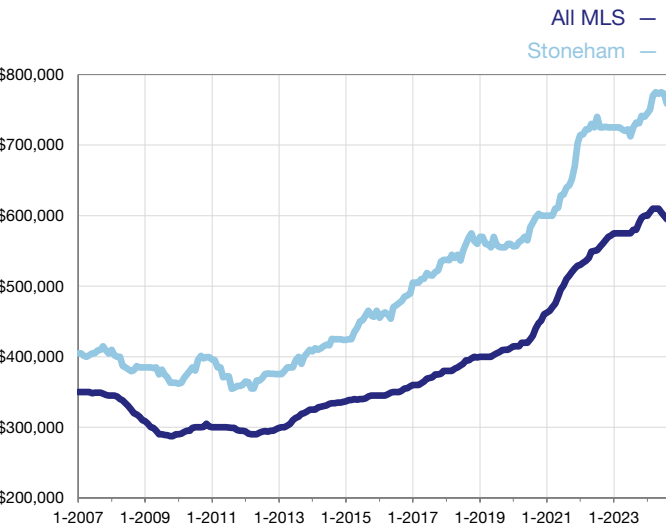
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	86	100	+ 16.3%
Closed Sales	10	12	+ 20.0%	80	87	+ 8.7%
Median Sales Price*	\$820,000	\$827,500	+ 0.9%	\$741,250	\$800,000	+ 7.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	24	18	- 25.0%
Percent of Original List Price Received*	102.2%	101.9%	- 0.3%	104.3%	107.4%	+ 3.0%
New Listings	10	8	- 20.0%	90	108	+ 20.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	41	42	+ 2.4%
Closed Sales	12	9	- 25.0%	42	42	0.0%
Median Sales Price*	\$395,000	\$640,000	+ 62.0%	\$390,000	\$444,500	+ 14.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	20	10	- 50.0%	24	18	- 25.0%
Percent of Original List Price Received*	106.3%	104.0%	- 2.2%	104.2%	102.3%	- 1.8%
New Listings	5	3	- 40.0%	45	49	+ 8.9%

* 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

