

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

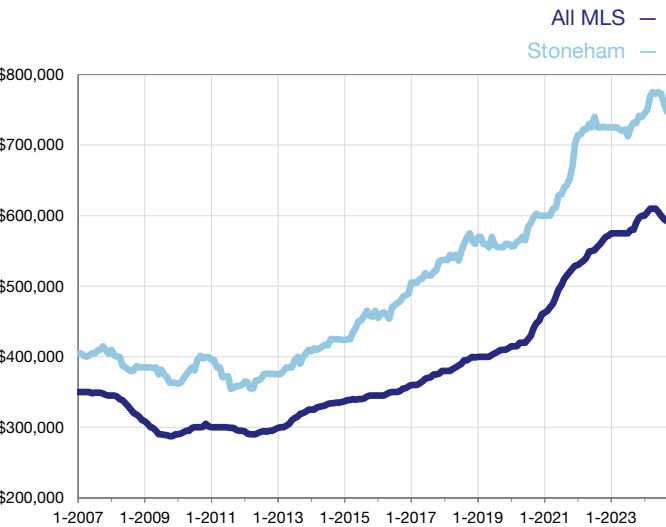
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	96	108	+ 12.5%
Closed Sales	10	11	+ 10.0%	90	99	+ 10.0%
Median Sales Price*	\$830,500	\$849,900	+ 2.3%	\$767,500	\$800,000	+ 4.2%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	26	17	- 34.6%	24	18	- 25.0%
Percent of Original List Price Received*	100.2%	104.3%	+ 4.1%	103.8%	107.0%	+ 3.1%
New Listings	13	14	+ 7.7%	103	122	+ 18.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	48	52	+ 8.3%
Closed Sales	3	4	+ 33.3%	45	47	+ 4.4%
Median Sales Price*	\$400,000	\$450,000	+ 12.5%	\$390,000	\$440,000	+ 12.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	12	21	+ 75.0%	23	18	- 21.7%
Percent of Original List Price Received*	114.9%	102.4%	- 10.9%	104.9%	102.5%	- 2.3%
New Listings	7	12	+ 71.4%	52	61	+ 17.3%

* 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

