

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

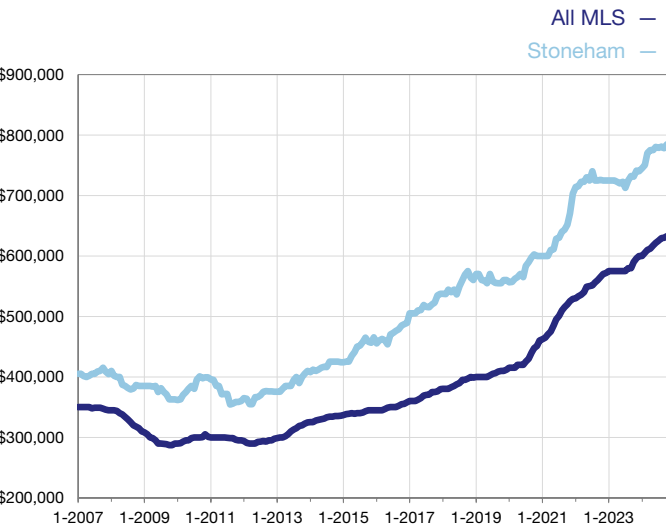
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	15	+ 15.4%	109	123	+ 12.8%
Closed Sales	12	11	- 8.3%	102	110	+ 7.8%
Median Sales Price*	\$737,500	\$785,000	+ 6.4%	\$767,500	\$797,500	+ 3.9%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	24	19	- 20.8%
Percent of Original List Price Received*	101.5%	103.4%	+ 1.9%	103.6%	106.7%	+ 3.0%
New Listings	16	15	- 6.3%	119	137	+ 15.1%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	55	59	+ 7.3%
Closed Sales	7	9	+ 28.6%	52	56	+ 7.7%
Median Sales Price*	\$430,000	\$420,000	- 2.3%	\$400,000	\$433,000	+ 8.3%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	42	20	- 52.4%	25	19	- 24.0%
Percent of Original List Price Received*	97.1%	100.0%	+ 3.0%	103.9%	102.1%	- 1.7%
New Listings	10	6	- 40.0%	62	67	+ 8.1%

* 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

