

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoneham

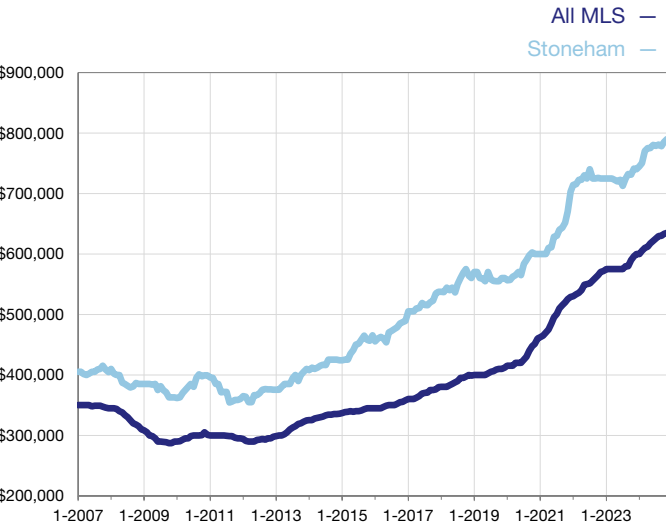
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	13	- 18.8%	125	135	+ 8.0%
Closed Sales	12	16	+ 33.3%	114	126	+ 10.5%
Median Sales Price*	\$746,000	\$822,000	+ 10.2%	\$763,500	\$799,500	+ 4.7%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	23	20	- 13.0%
Percent of Original List Price Received*	105.3%	99.0%	- 6.0%	103.7%	105.7%	+ 1.9%
New Listings	11	7	- 36.4%	130	144	+ 10.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	64	63	- 1.6%
Closed Sales	6	5	- 16.7%	58	61	+ 5.2%
Median Sales Price*	\$405,000	\$460,000	+ 13.6%	\$400,000	\$436,000	+ 9.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	14	37	+ 164.3%	24	20	- 16.7%
Percent of Original List Price Received*	107.3%	96.5%	- 10.1%	104.2%	101.7%	- 2.4%
New Listings	7	5	- 28.6%	69	72	+ 4.3%

\* 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

