

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	130	141	+ 8.5%
Closed Sales	17	13	- 23.5%	131	139	+ 6.1%
Median Sales Price*	\$700,000	\$783,000	+ 11.9%	\$740,000	\$799,000	+ 8.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	23	20	- 13.0%
Percent of Original List Price Received*	102.8%	99.6%	- 3.1%	103.6%	105.1%	+ 1.4%
New Listings	3	5	+ 66.7%	133	149	+ 12.0%

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

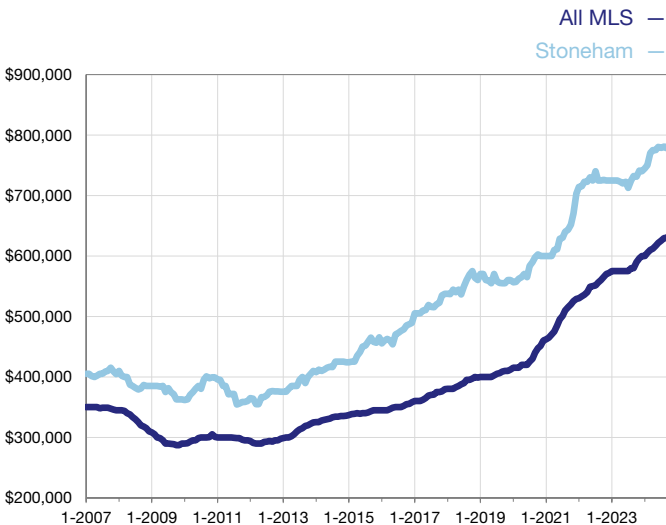
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	67	69	+ 3.0%
Closed Sales	6	3	- 50.0%	64	64	0.0%
Median Sales Price*	\$407,550	\$460,000	+ 12.9%	\$400,000	\$438,000	+ 9.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	23	20	- 13.0%
Percent of Original List Price Received*	103.4%	97.0%	- 6.2%	104.1%	101.4%	- 2.6%
New Listings	0	5	--	69	77	+ 11.6%

* 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

