

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

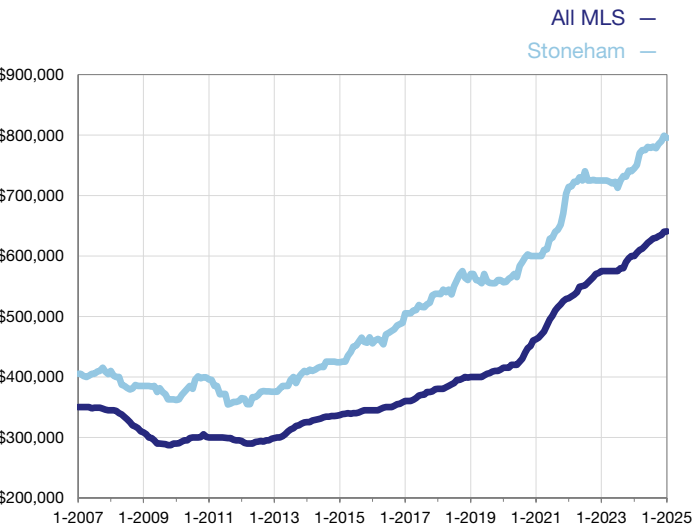
| Single-Family Properties | January | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 6 | 6 | 0.0% | 6 | 6 | 0.0% |
| Closed Sales | 4 | 6 | + 50.0% | 4 | 6 | + 50.0% |
| Median Sales Price* | \$772,500 | \$767,450 | - 0.7% | \$772,500 | \$767,450 | - 0.7% |
| Inventory of Homes for Sale | 5 | 5 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.4 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 18 | - 40.0% | 30 | 18 | - 40.0% |
| Percent of Original List Price Received* | 101.6% | 103.2% | + 1.6% | 101.6% | 103.2% | + 1.6% |
| New Listings | 7 | 8 | + 14.3% | 7 | 8 | + 14.3% |

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

| Condominium Properties | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 2 | - 33.3% | 3 | 2 | - 33.3% |
| Closed Sales | 4 | 11 | + 175.0% | 4 | 11 | + 175.0% |
| Median Sales Price* | \$367,500 | \$465,000 | + 26.5% | \$367,500 | \$465,000 | + 26.5% |
| Inventory of Homes for Sale | 5 | 6 | + 20.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.1 | + 22.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 19 | - 9.5% | 21 | 19 | - 9.5% |
| Percent of Original List Price Received* | 101.5% | 102.0% | + 0.5% | 101.5% | 102.0% | + 0.5% |
| New Listings | 7 | 5 | - 28.6% | 7 | 5 | - 28.6% |

* 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

