

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

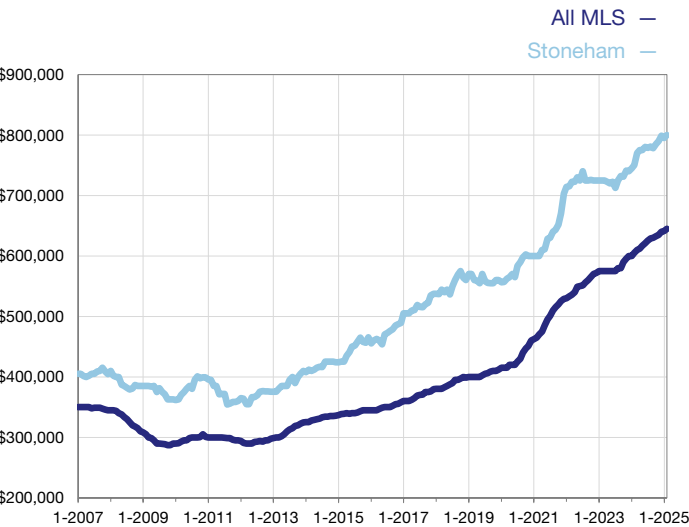
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	12	14	+ 16.7%
Closed Sales	8	2	- 75.0%	12	8	- 33.3%
Median Sales Price*	\$750,000	\$1,023,000	+ 36.4%	\$750,000	\$767,450	+ 2.3%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	12	14	+ 16.7%	18	17	- 5.6%
Percent of Original List Price Received*	107.1%	114.6%	+ 7.0%	105.2%	106.1%	+ 0.9%
New Listings	9	11	+ 22.2%	16	19	+ 18.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	8	10	+ 25.0%
Closed Sales	6	1	- 83.3%	10	12	+ 20.0%
Median Sales Price*	\$470,000	\$325,000	- 30.9%	\$450,000	\$457,500	+ 1.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	45	+ 164.7%	19	21	+ 10.5%
Percent of Original List Price Received*	103.0%	100.0%	- 2.9%	102.4%	101.8%	- 0.6%
New Listings	2	7	+ 250.0%	9	12	+ 33.3%

* 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

