

Stoneham

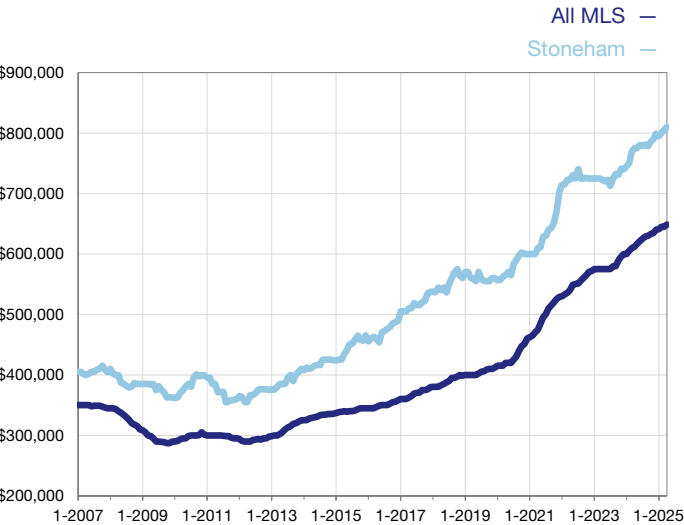
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	20	+ 81.8%	32	43	+ 34.4%
Closed Sales	8	11	+ 37.5%	27	24	- 11.1%
Median Sales Price*	\$759,000	\$870,000	+ 14.6%	\$794,000	\$936,000	+ 17.9%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	53	19	- 64.2%	27	16	- 40.7%
Percent of Original List Price Received*	108.5%	105.5%	- 2.8%	108.8%	105.9%	- 2.7%
New Listings	17	22	+ 29.4%	42	54	+ 28.6%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	16	23	+ 43.8%
Closed Sales	4	8	+ 100.0%	15	25	+ 66.7%
Median Sales Price*	\$458,000	\$408,500	- 10.8%	\$440,000	\$426,000	- 3.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	28	+ 64.7%	18	22	+ 22.2%
Percent of Original List Price Received*	105.6%	99.0%	- 6.3%	103.2%	101.8%	- 1.4%
New Listings	4	9	+ 125.0%	19	24	+ 26.3%

* 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

