

Stoneham

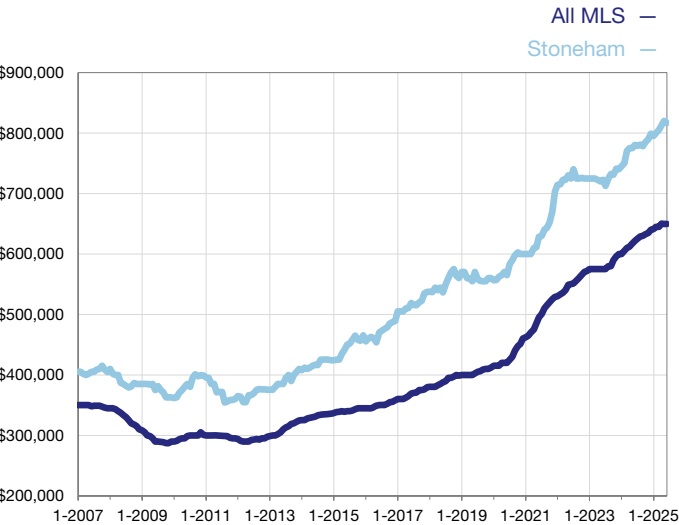
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	5	- 66.7%	71	55	- 22.5%
Closed Sales	23	14	- 39.1%	62	50	- 19.4%
Median Sales Price*	\$820,000	\$860,000	+ 4.9%	\$800,000	\$860,000	+ 7.5%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	20	16	- 20.0%
Percent of Original List Price Received*	109.1%	103.8%	- 4.9%	108.8%	105.7%	- 2.8%
New Listings	14	16	+ 14.3%	85	79	- 7.1%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	32	42	+ 31.3%
Closed Sales	4	10	+ 150.0%	25	41	+ 64.0%
Median Sales Price*	\$410,000	\$433,150	+ 5.6%	\$416,000	\$431,300	+ 3.7%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	48	15	- 68.8%	23	19	- 17.4%
Percent of Original List Price Received*	99.0%	100.7%	+ 1.7%	101.7%	101.9%	+ 0.2%
New Listings	5	10	+ 100.0%	36	45	+ 25.0%

* 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

