

# Stoneham

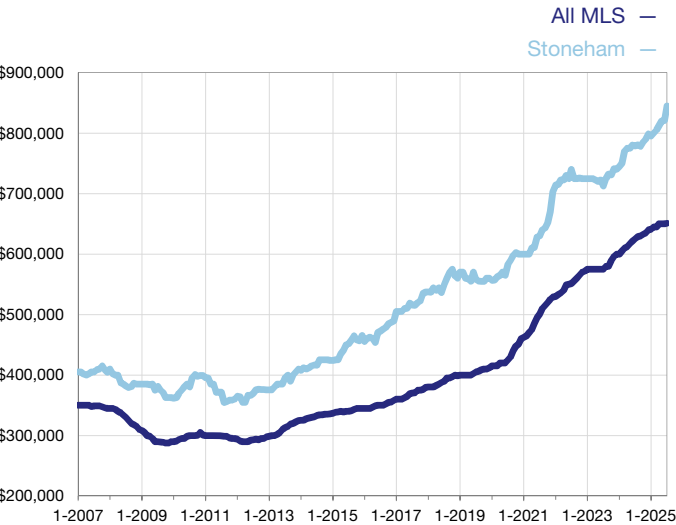
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	10	- 16.7%	83	65	- 21.7%
Closed Sales	13	7	- 46.2%	75	57	- 24.0%
Median Sales Price*	\$750,000	\$980,000	+ 30.7%	\$795,000	\$870,000	+ 9.4%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	13	14	+ 7.7%	18	16	- 11.1%
Percent of Original List Price Received*	106.0%	106.2%	+ 0.2%	108.3%	105.8%	- 2.3%
New Listings	15	16	+ 6.7%	100	95	- 5.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	40	49	+ 22.5%
Closed Sales	9	6	- 33.3%	34	47	+ 38.2%
Median Sales Price*	\$436,000	\$400,000	- 8.3%	\$424,000	\$431,300	+ 1.7%
Inventory of Homes for Sale	3	14	+ 366.7%	--	--	--
Months Supply of Inventory	0.5	2.2	+ 340.0%	--	--	--
Cumulative Days on Market Until Sale	13	36	+ 176.9%	20	21	+ 5.0%
Percent of Original List Price Received*	103.5%	101.7%	- 1.7%	102.2%	101.8%	- 0.4%
New Listings	10	15	+ 50.0%	46	61	+ 32.6%

\* 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

