

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	4	- 20.0%	139	131	- 5.8%
Closed Sales	13	15	+ 15.4%	139	127	- 8.6%
Median Sales Price*	\$783,000	\$925,000	+ 18.1%	\$799,000	\$850,000	+ 6.4%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	20	20	0.0%
Percent of Original List Price Received*	99.6%	99.0%	- 0.6%	105.1%	103.1%	- 1.9%
New Listings	5	3	- 40.0%	149	165	+ 10.7%

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

Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	6	0.0%	69	81	+ 17.4%
Closed Sales	3	6	+ 100.0%	64	82	+ 28.1%
Median Sales Price*	\$460,000	\$455,450	- 1.0%	\$438,000	\$435,450	- 0.6%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	20	22	+ 10.0%
Percent of Original List Price Received*	97.0%	100.2%	+ 3.3%	101.4%	100.9%	- 0.5%
New Listings	5	6	+ 20.0%	77	100	+ 29.9%

* 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

