

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|------------------------------------------|-------------|------------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 6 | 8 | + 33.3% | 11 | 13 | + 18.2% |
| Closed Sales | 2 | 8 | + 300.0% | 8 | 10 | + 25.0% |
| Median Sales Price* | \$1,023,000 | \$937,500 | - 8.4% | \$767,450 | \$937,500 | + 22.2% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.5 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 29 | + 107.1% | 17 | 31 | + 82.4% |
| Percent of Original List Price Received* | 114.6% | 104.2% | - 9.1% | 106.1% | 103.1% | - 2.8% |
| New Listings | 9 | 5 | - 44.4% | 17 | 18 | + 5.9% |

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

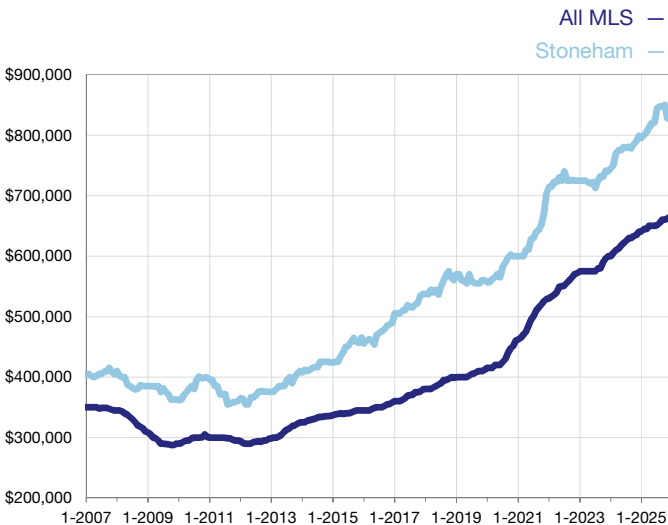
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 5 | 9 | + 80.0% | 7 | 14 | + 100.0% |
| Closed Sales | 1 | 6 | + 500.0% | 12 | 11 | - 8.3% |
| Median Sales Price* | \$325,000 | \$411,500 | + 26.6% | \$457,500 | \$440,000 | - 3.8% |
| Inventory of Homes for Sale | 8 | 8 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.1 | - 21.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 45 | 43 | - 4.4% | 21 | 45 | + 114.3% |
| Percent of Original List Price Received* | 100.0% | 98.9% | - 1.1% | 101.8% | 98.0% | - 3.7% |
| New Listings | 7 | 7 | 0.0% | 12 | 13 | + 8.3% |

* 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

