

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	7	- 36.4%	22	20	- 9.1%
Closed Sales	5	3	- 40.0%	13	13	0.0%
Median Sales Price*	\$1,125,000	\$805,000	- 28.4%	\$950,000	\$925,000	- 2.6%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	7	10	+ 42.9%	13	26	+ 100.0%
Percent of Original List Price Received*	106.8%	99.9%	- 6.5%	106.3%	102.3%	- 3.8%
New Listings	13	14	+ 7.7%	30	31	+ 3.3%

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

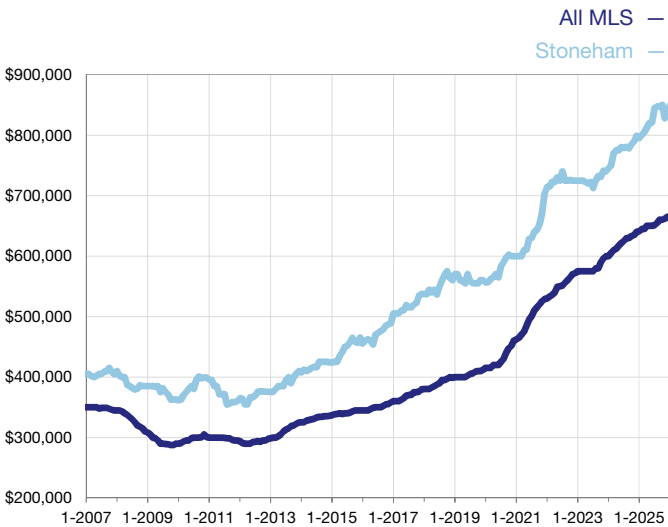
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	10	+ 66.7%	13	23	+ 76.9%
Closed Sales	5	8	+ 60.0%	17	19	+ 11.8%
Median Sales Price*	\$382,500	\$467,250	+ 22.2%	\$448,000	\$440,000	- 1.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	13	46	+ 253.8%	19	46	+ 142.1%
Percent of Original List Price Received*	106.1%	104.6%	- 1.4%	103.1%	100.8%	- 2.2%
New Listings	4	5	+ 25.0%	16	18	+ 12.5%

* 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

