

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	15	- 11.8%	39	34	- 12.8%
Closed Sales	11	7	- 36.4%	24	21	- 12.5%
Median Sales Price*	\$870,000	\$802,500	- 7.8%	\$936,000	\$805,000	- 14.0%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	16	24	+ 50.0%
Percent of Original List Price Received*	105.5%	104.6%	- 0.9%	105.9%	103.2%	- 2.5%
New Listings	22	13	- 40.9%	52	44	- 15.4%

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

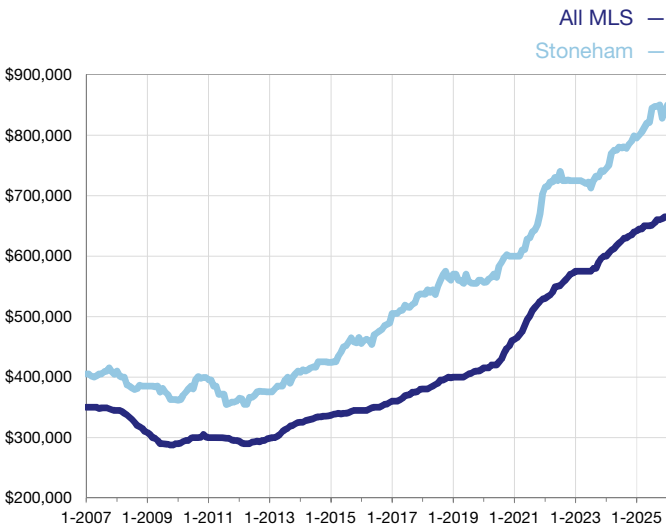
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	9	- 18.2%	24	30	+ 25.0%
Closed Sales	8	6	- 25.0%	25	25	0.0%
Median Sales Price*	\$408,500	\$471,000	+ 15.3%	\$426,000	\$440,000	+ 3.3%
Inventory of Homes for Sale	4	18	+ 350.0%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	22	41	+ 86.4%
Percent of Original List Price Received*	99.0%	98.6%	- 0.4%	101.8%	100.3%	- 1.5%
New Listings	9	22	+ 144.4%	25	40	+ 60.0%

* 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

