

Stoneham

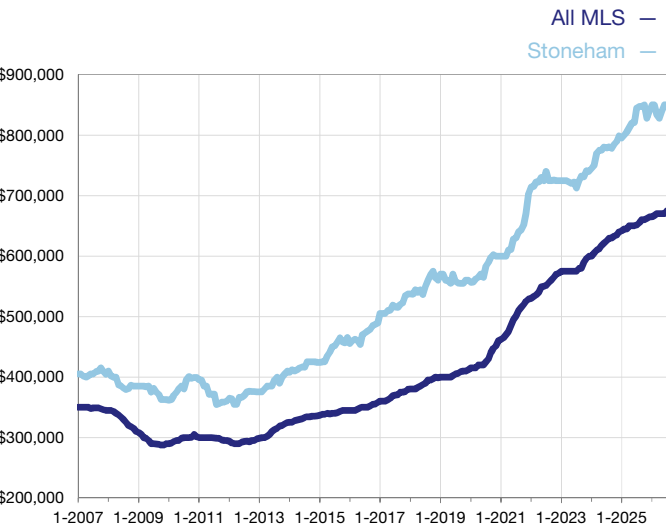
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	65	83	+ 27.7%
Closed Sales	7	18	+ 157.1%	57	72	+ 26.3%
Median Sales Price*	\$980,000	\$860,000	- 12.2%	\$870,000	\$861,500	- 1.0%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	16	25	+ 56.3%
Percent of Original List Price Received*	106.2%	106.8%	+ 0.6%	105.8%	104.6%	- 1.1%
New Listings	16	15	- 6.3%	94	107	+ 13.8%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	48	62	+ 29.2%
Closed Sales	6	8	+ 33.3%	48	59	+ 22.9%
Median Sales Price*	\$400,000	\$381,500	- 4.6%	\$433,150	\$430,000	- 0.7%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	36	34	- 5.6%	21	33	+ 57.1%
Percent of Original List Price Received*	101.7%	98.6%	- 3.0%	102.0%	99.5%	- 2.5%
New Listings	14	10	- 28.6%	60	72	+ 20.0%

* 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

