

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

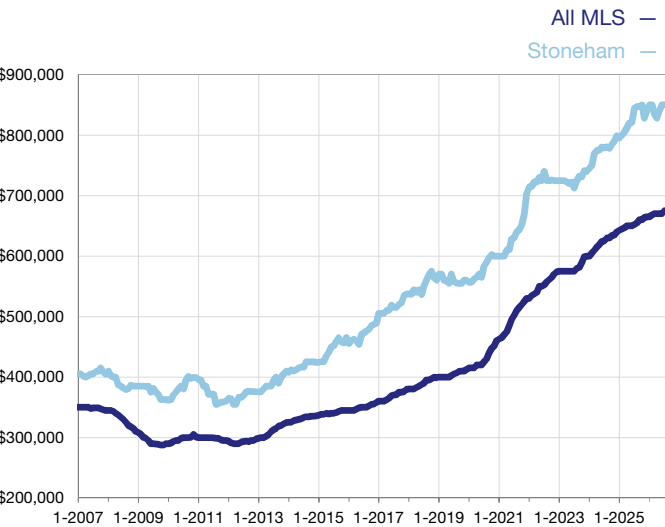
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	78	96	+ 23.1%
Closed Sales	8	11	+ 37.5%	65	83	+ 27.7%
Median Sales Price*	\$897,500	\$855,000	- 4.7%	\$870,000	\$860,000	- 1.1%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	16	24	+ 50.0%
Percent of Original List Price Received*	102.0%	101.8%	- 0.2%	105.3%	104.2%	- 1.0%
New Listings	12	19	+ 58.3%	106	126	+ 18.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	11	- 15.4%	61	69	+ 13.1%
Closed Sales	10	8	- 20.0%	58	67	+ 15.5%
Median Sales Price*	\$445,000	\$427,500	- 3.9%	\$433,150	\$430,000	- 0.7%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	17	44	+ 158.8%	21	34	+ 61.9%
Percent of Original List Price Received*	99.8%	97.4%	- 2.4%	101.6%	99.2%	- 2.4%
New Listings	9	6	- 33.3%	69	77	+ 11.6%

* 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

