

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoneham

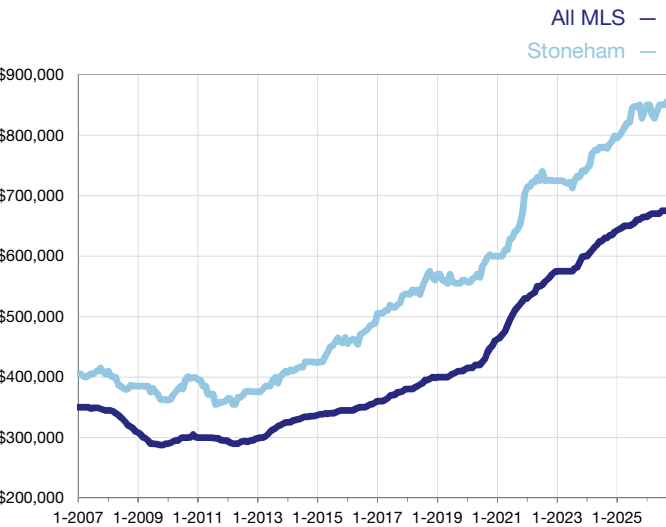
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	15	0.0%	93	110	+ 18.3%
Closed Sales	13	17	+ 30.8%	78	100	+ 28.2%
Median Sales Price*	\$930,000	\$1,050,000	+ 12.9%	\$870,000	\$870,750	+ 0.1%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	19	26	+ 36.8%
Percent of Original List Price Received*	100.2%	99.3%	- 0.9%	104.4%	103.4%	- 1.0%
New Listings	26	16	- 38.5%	132	140	+ 6.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	66	74	+ 12.1%
Closed Sales	10	8	- 20.0%	68	75	+ 10.3%
Median Sales Price*	\$480,000	\$422,500	- 12.0%	\$436,000	\$425,000	- 2.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	22	34	+ 54.5%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	101.3%	99.3%	- 2.0%
New Listings	8	6	- 25.0%	77	83	+ 7.8%

* 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

