Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Stoneham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	23	**14**	- 39.1%	116	**121**	+ 4.3%
Closed Sales	17	**10**	- 41.2%	95	**110**	+ 15.8%
Median Sales Price*	$853,000	**$820,000**	- 3.9%	$855,625	**$865,750**	+ 1.2%
Inventory of Homes for Sale	21	**19**	- 9.5%	--	--	--
Months Supply of Inventory	1.9	**1.7**	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	22	**31**	+ 40.9%	19	**27**	+ 42.1%
Percent of Original List Price Received*	102.0%	**101.3%**	- 0.7%	104.0%	**103.2%**	- 0.8%
New Listings	25	**11**	- 56.0%	157	**151**	- 3.8%

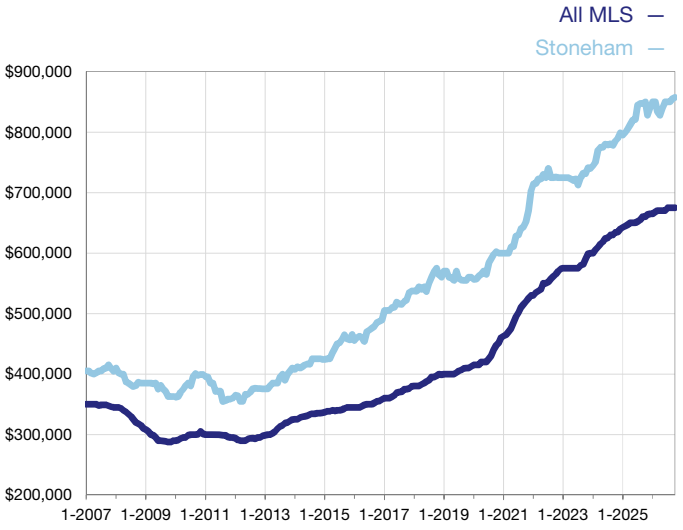
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

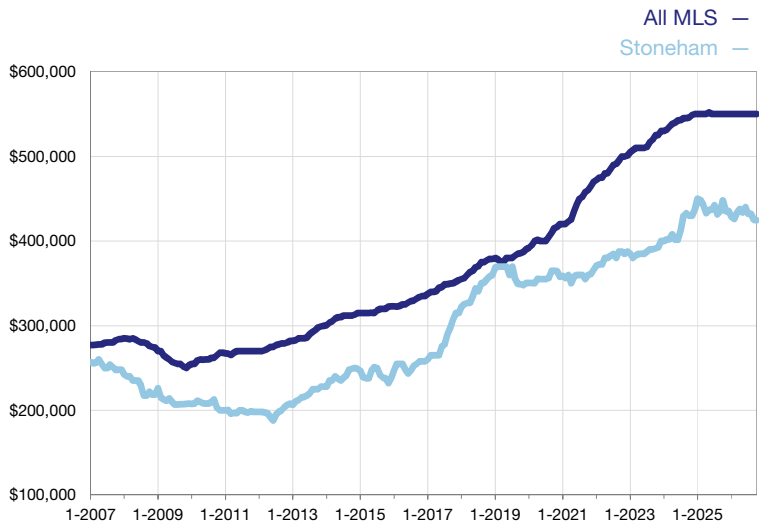
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	70	**75**	+ 7.1%
Closed Sales	5	**3**	- 40.0%	73	**79**	+ 8.2%
Median Sales Price*	$548,500	**$380,000**	- 30.7%	$437,000	**$424,500**	- 2.9%
Inventory of Homes for Sale	11	**10**	- 9.1%	--	--	--
Months Supply of Inventory	1.6	**1.4**	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	20	**94**	+ 370.0%	22	**36**	+ 63.6%
Percent of Original List Price Received*	98.9%	**94.9%**	- 4.0%	101.1%	**99.1%**	- 2.0%
New Listings	9	**4**	- 55.6%	86	**86**	0.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.