

Stoneham 02180

ZIP code · MA · Massachusetts > Middlesex County > Stoneham

SELLER'S MARKET

\$747K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

256

SALES (12 MO)

\$765K

MEDIAN VALUE (AVM)

Market temperature

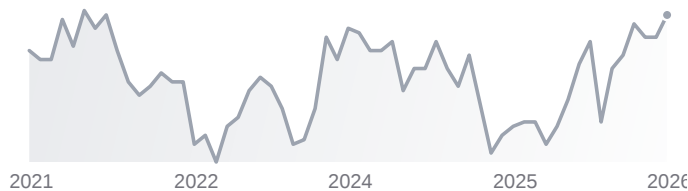
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

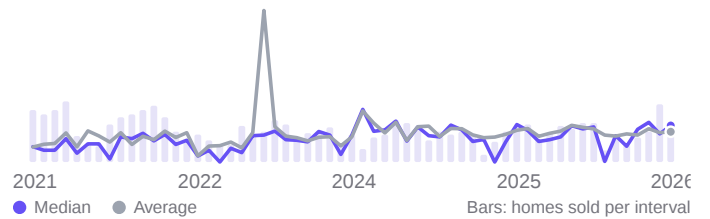
Market temperature (0–100)

68 / 100



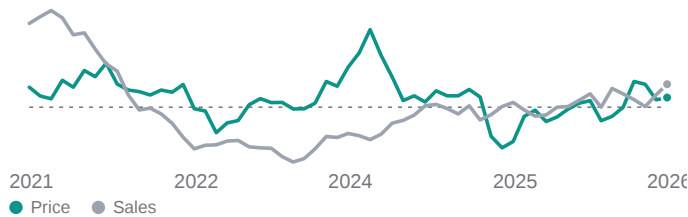
Sale prices

Median \$762K · Average \$709K



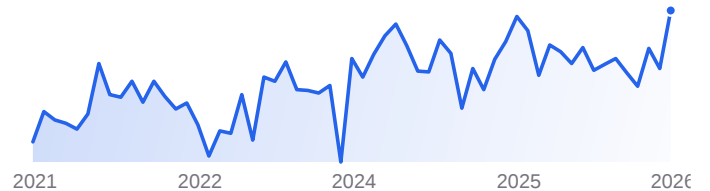
Growth (year over year)

Price +6.0% · Sales +14.3%



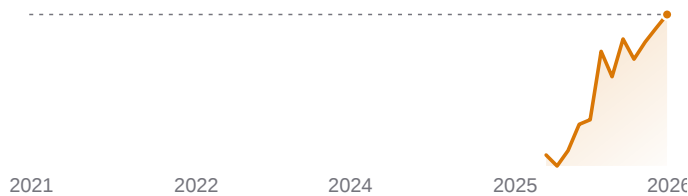
Price per square foot

\$487/ft²



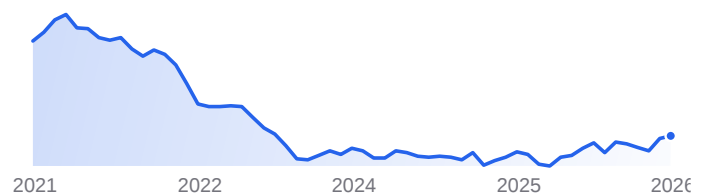
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

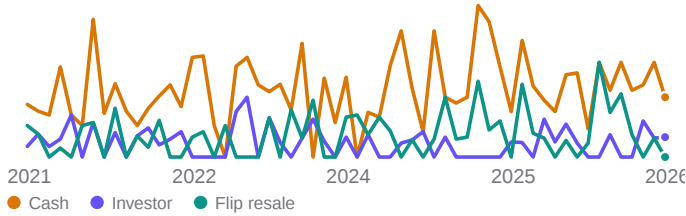
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 5.3% · Flip resale 0%



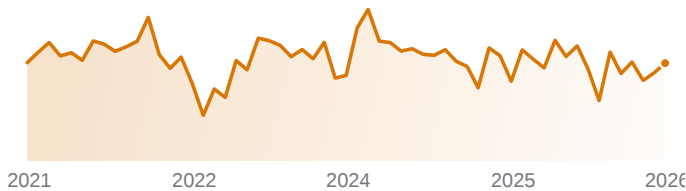
Sellers who sold at a gain

100%

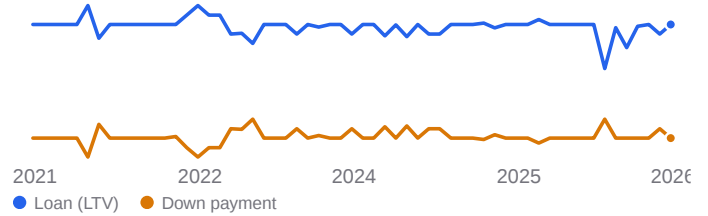


Median annualized return at resale

+4.6%

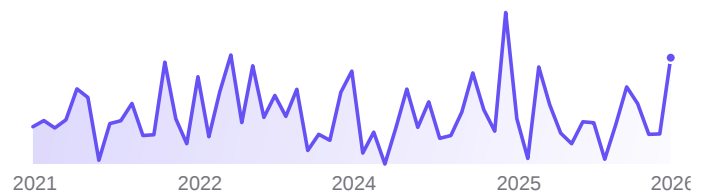


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



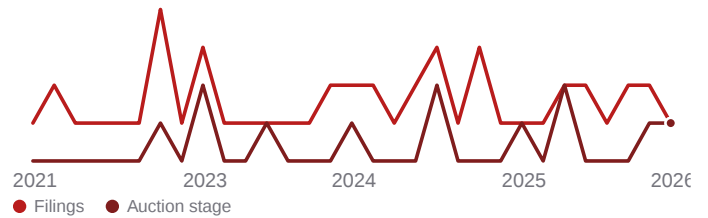
Typical hold before selling

19.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,343
Median value (AVM)	\$765K
Median size	1,857 ft²
Median bedrooms	3
Median year built	1957
Single family	70%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	24,074
Density	3,575 / mi²
Median household income	\$121K
Average household income	\$141K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	79
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	4.5%
Unemployment	1.2%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.