

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stow

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	10	+ 11.1%	58	61	+ 5.2%
Closed Sales	10	12	+ 20.0%	47	50	+ 6.4%
Median Sales Price*	\$612,500	\$574,500	- 6.2%	\$569,000	\$592,250	+ 4.1%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--
Cumulative Days on Market Until Sale	40	26	- 35.0%	56	69	+ 23.2%
Percent of Original List Price Received*	96.5%	99.5%	+ 3.1%	97.9%	97.7%	- 0.2%
New Listings	9	8	- 11.1%	73	71	- 2.7%

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

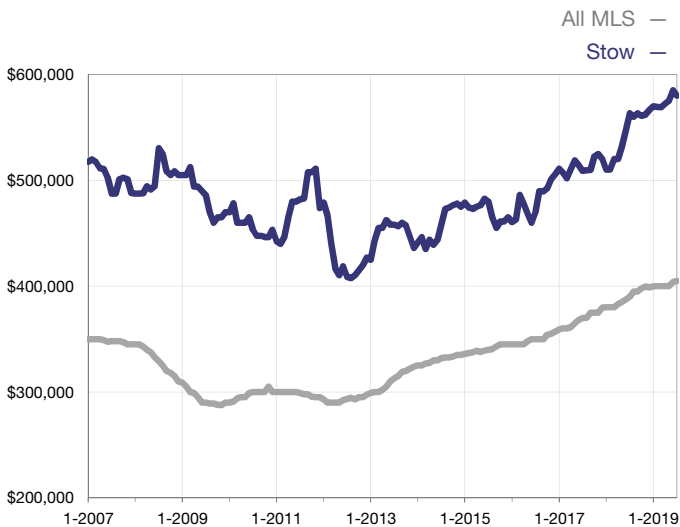
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	2	- 50.0%	23	19	- 17.4%
Closed Sales	9	3	- 66.7%	28	25	- 10.7%
Median Sales Price*	\$657,215	\$320,000	- 51.3%	\$565,503	\$402,500	- 28.8%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	100	28	- 72.0%	71	87	+ 22.5%
Percent of Original List Price Received*	106.7%	99.2%	- 7.0%	104.2%	97.8%	- 6.1%
New Listings	4	0	- 100.0%	26	15	- 42.3%

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

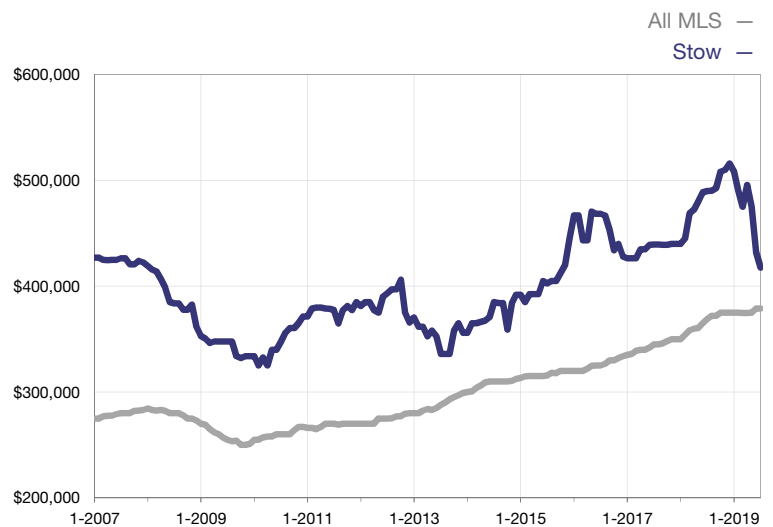
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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