

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stow

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	47	44	- 6.4%
Closed Sales	7	4	- 42.9%	46	35	- 23.9%
Median Sales Price*	\$826,000	\$822,500	- 0.4%	\$898,000	\$810,000	- 9.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	22	28	+ 27.3%
Percent of Original List Price Received*	118.5%	101.3%	- 14.5%	110.5%	102.4%	- 7.3%
New Listings	6	5	- 16.7%	54	51	- 5.6%

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

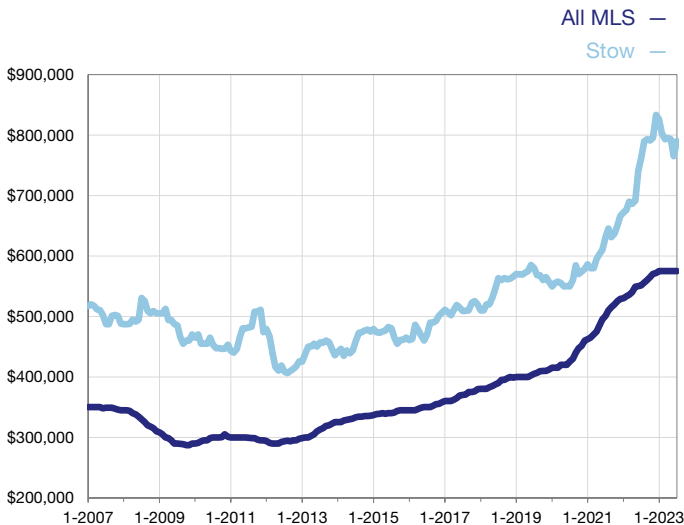
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	8	11	+ 37.5%
Closed Sales	1	1	0.0%	9	11	+ 22.2%
Median Sales Price*	\$530,000	\$519,000	- 2.1%	\$565,500	\$520,000	- 8.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	12	- 36.8%	15	32	+ 113.3%
Percent of Original List Price Received*	109.3%	100.0%	- 8.5%	108.5%	99.7%	- 8.1%
New Listings	1	0	- 100.0%	11	8	- 27.3%

* 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

