

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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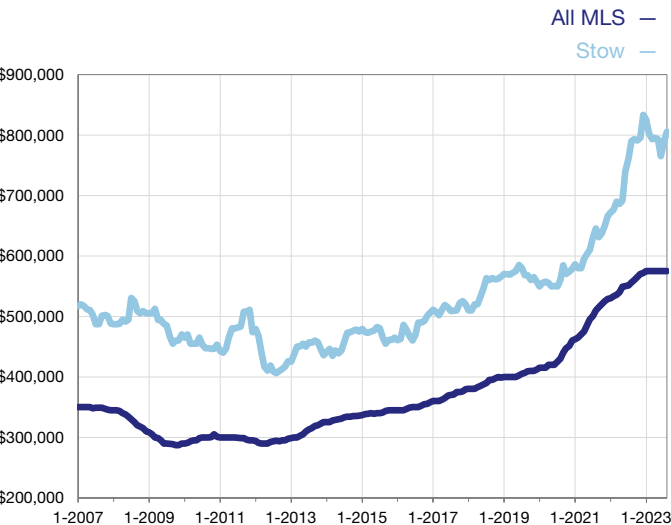
Single-Family Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	52	47	- 9.6%
Closed Sales	6	9	+ 50.0%	52	44	- 15.4%
Median Sales Price*	\$767,500	\$1,125,000	+ 46.6%	\$870,000	\$825,000	- 5.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	22	30	+ 36.4%
Percent of Original List Price Received*	102.3%	101.6%	- 0.7%	109.6%	102.3%	- 6.7%
New Listings	3	4	+ 33.3%	57	54	- 5.3%

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

Condominium Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	9	13	+ 44.4%
Closed Sales	0	3	--	9	14	+ 55.6%
Median Sales Price*	\$0	\$565,000	--	\$565,500	\$523,500	- 7.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	15	29	+ 93.3%
Percent of Original List Price Received*	0.0%	104.4%	--	108.5%	100.7%	- 7.2%
New Listings	0	1	--	11	10	- 9.1%

* 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

