

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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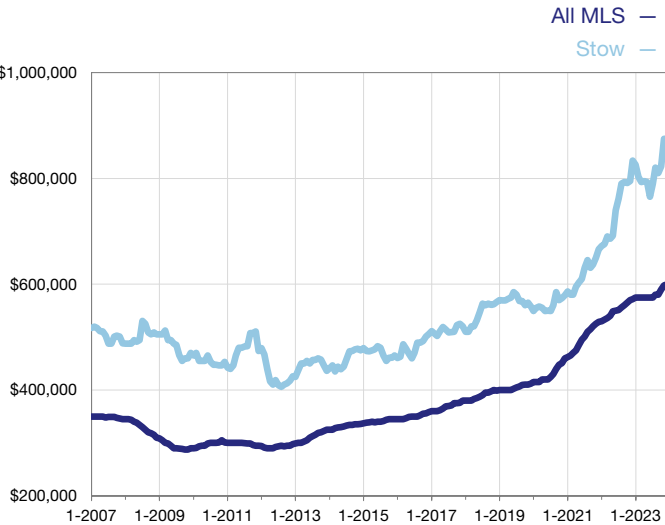
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	64	59	- 7.8%
Closed Sales	2	3	+ 50.0%	68	60	- 11.8%
Median Sales Price*	\$695,000	\$875,000	+ 25.9%	\$833,500	\$875,000	+ 5.0%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	1.7	0.2	- 88.2%	--	--	--
Cumulative Days on Market Until Sale	24	80	+ 233.3%	24	36	+ 50.0%
Percent of Original List Price Received*	99.9%	88.6%	- 11.3%	107.9%	100.7%	- 6.7%
New Listings	3	1	- 66.7%	78	62	- 20.5%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	0	2	--	17	16	- 5.9%
Closed Sales	1	0	- 100.0%	17	15	- 11.8%
Median Sales Price*	\$530,000	\$0	- 100.0%	\$550,000	\$527,000	- 4.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	28	+ 64.7%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	105.3%	100.7%	- 4.4%
New Listings	2	1	- 50.0%	21	15	- 28.6%

* 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

