

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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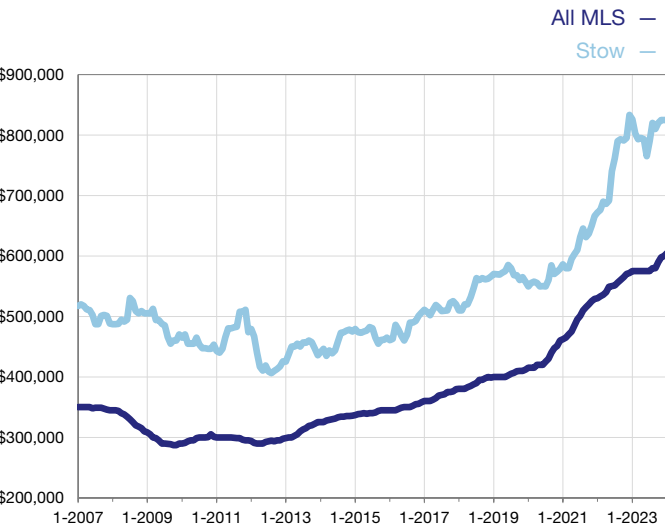
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$270,000	\$870,000	+ 222.2%	\$270,000	\$870,000	+ 222.2%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	25	37	+ 48.0%
Percent of Original List Price Received*	102.9%	97.8%	- 5.0%	102.9%	97.8%	- 5.0%
New Listings	4	4	0.0%	4	4	0.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$391,050	\$463,985	+ 18.7%	\$391,050	\$463,985	+ 18.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	28	31	+ 10.7%
Percent of Original List Price Received*	101.7%	100.0%	- 1.7%	101.7%	100.0%	- 1.7%
New Listings	2	2	0.0%	2	2	0.0%

* 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

