

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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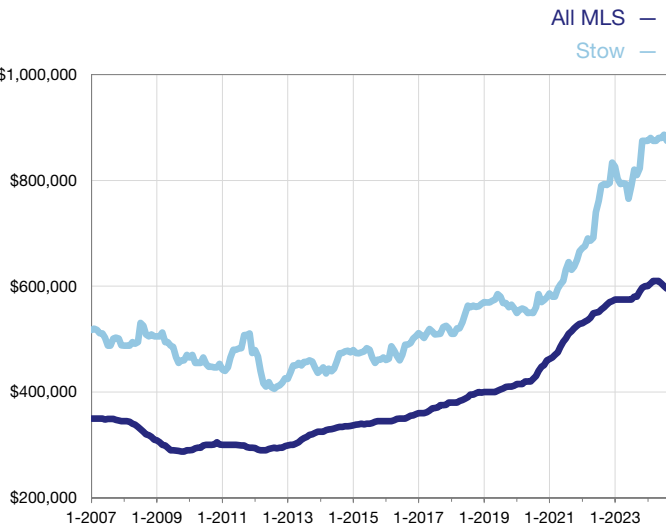
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	45	45	0.0%
Closed Sales	9	5	- 44.4%	44	41	- 6.8%
Median Sales Price*	\$1,125,000	\$750,000	- 33.3%	\$825,000	\$816,000	- 1.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	38	21	- 44.7%	30	30	0.0%
Percent of Original List Price Received*	101.6%	99.6%	- 2.0%	102.3%	102.0%	- 0.3%
New Listings	4	4	0.0%	54	60	+ 11.1%

\* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	12	17	+ 41.7%
Closed Sales	3	4	+ 33.3%	14	19	+ 35.7%
Median Sales Price*	\$565,000	\$382,500	- 32.3%	\$523,500	\$424,700	- 18.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	72	+ 300.0%	29	43	+ 48.3%
Percent of Original List Price Received*	104.4%	93.1%	- 10.8%	100.7%	98.5%	- 2.2%
New Listings	1	1	0.0%	10	16	+ 60.0%

\* 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

