

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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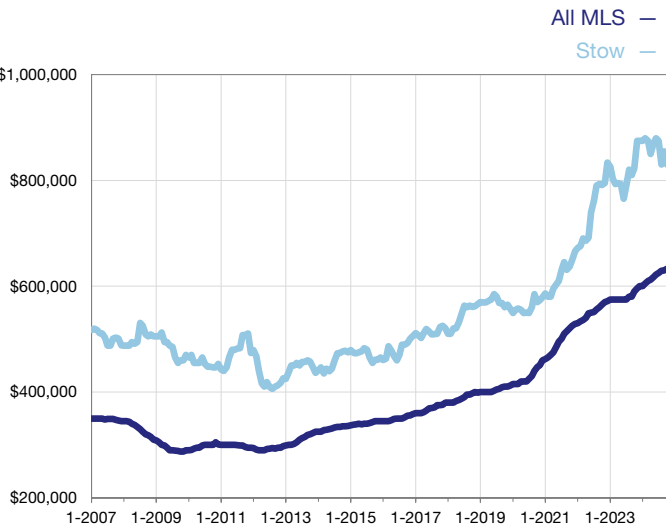
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	55	60	+ 9.1%
Closed Sales	4	9	+ 125.0%	52	55	+ 5.8%
Median Sales Price*	\$881,250	\$815,000	- 7.5%	\$825,000	\$816,000	- 1.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	42	40	- 4.8%	32	33	+ 3.1%
Percent of Original List Price Received*	100.4%	96.6%	- 3.8%	101.7%	101.0%	- 0.7%
New Listings	2	3	+ 50.0%	60	76	+ 26.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	13	17	+ 30.8%
Closed Sales	1	1	0.0%	15	20	+ 33.3%
Median Sales Price*	\$691,000	\$788,000	+ 14.0%	\$527,000	\$432,350	- 18.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	28	42	+ 50.0%
Percent of Original List Price Received*	100.9%	105.1%	+ 4.2%	100.7%	98.8%	- 1.9%
New Listings	0	0	--	10	18	+ 80.0%

* 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

