

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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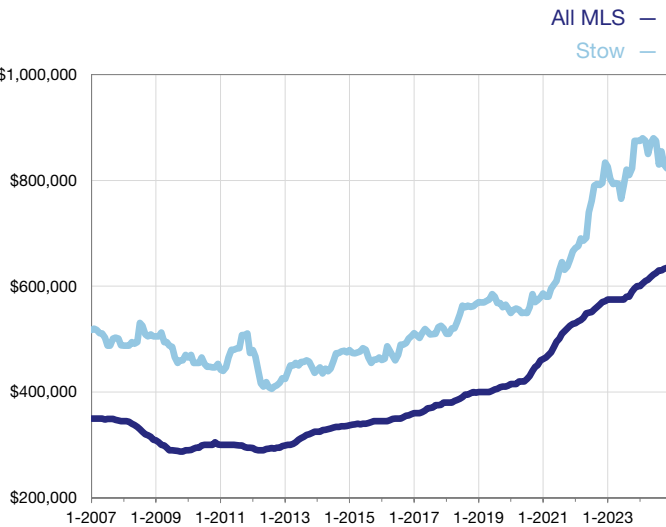
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	58	59	+ 1.7%
Closed Sales	5	2	- 60.0%	57	57	0.0%
Median Sales Price*	\$890,000	\$878,500	- 1.3%	\$875,000	\$816,000	- 6.7%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	60	21	- 65.0%	34	32	- 5.9%
Percent of Original List Price Received*	97.4%	101.8%	+ 4.5%	101.3%	101.0%	- 0.3%
New Listings	1	5	+ 400.0%	61	80	+ 31.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	14	19	+ 35.7%
Closed Sales	0	1	--	15	21	+ 40.0%
Median Sales Price*	\$0	\$1,125,000	--	\$527,000	\$440,000	- 16.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	28	42	+ 50.0%
Percent of Original List Price Received*	0.0%	104.7%	--	100.7%	99.1%	- 1.6%
New Listings	4	1	- 75.0%	14	20	+ 42.9%

* 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

