

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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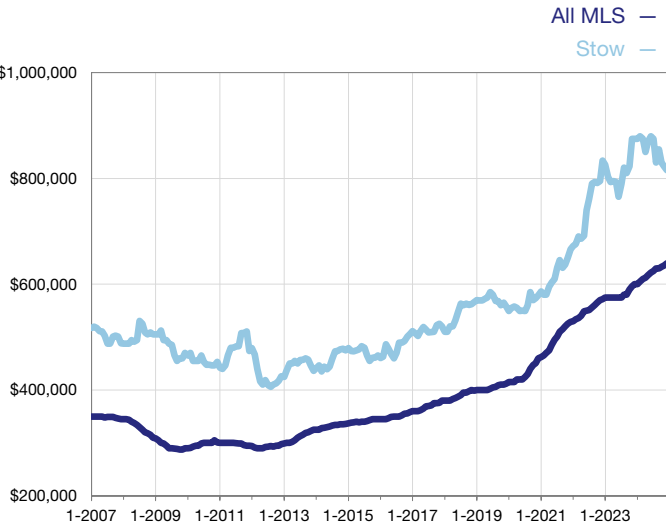
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	59	64	+ 8.5%
Closed Sales	3	5	+ 66.7%	60	62	+ 3.3%
Median Sales Price*	\$875,000	\$727,000	- 16.9%	\$875,000	\$815,500	- 6.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.6	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	80	26	- 67.5%	36	32	- 11.1%
Percent of Original List Price Received*	88.6%	102.1%	+ 15.2%	100.7%	101.1%	+ 0.4%
New Listings	1	1	0.0%	62	81	+ 30.6%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	16	19	+ 18.8%
Closed Sales	0	1	--	15	22	+ 46.7%
Median Sales Price*	\$0	\$700,000	--	\$527,000	\$497,500	- 5.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	28	41	+ 46.4%
Percent of Original List Price Received*	0.0%	100.0%	--	100.7%	99.1%	- 1.6%
New Listings	1	1	0.0%	15	21	+ 40.0%

* 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

