

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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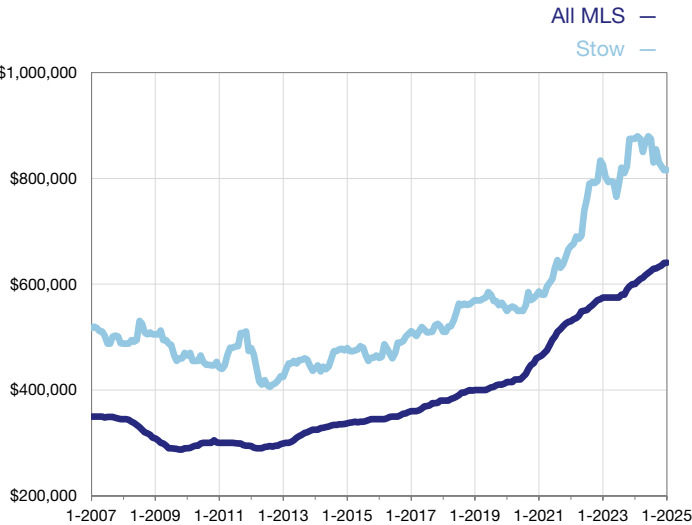
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$797,500	\$915,000	+ 14.7%	\$797,500	\$915,000	+ 14.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	95	129	+ 35.8%	95	129	+ 35.8%
Percent of Original List Price Received*	94.3%	91.4%	- 3.1%	94.3%	91.4%	- 3.1%
New Listings	4	1	- 75.0%	4	1	- 75.0%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$463,985	\$0	- 100.0%	\$463,985	\$0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	31	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
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

