

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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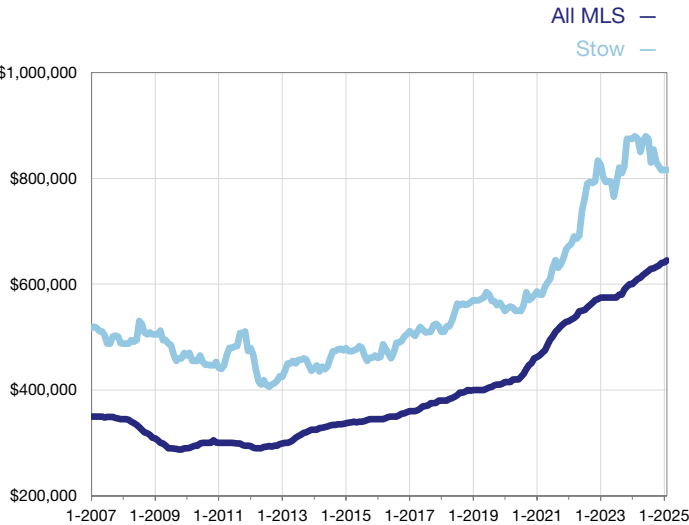
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	2	6	+ 200.0%
Closed Sales	2	2	0.0%	4	5	+ 25.0%
Median Sales Price*	\$895,000	\$827,501	- 7.5%	\$805,000	\$915,000	+ 13.7%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	102	71	- 30.4%	98	106	+ 8.2%
Percent of Original List Price Received*	97.4%	96.6%	- 0.8%	95.8%	93.5%	- 2.4%
New Listings	4	4	0.0%	8	5	- 37.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	3	4	+ 33.3%
Closed Sales	3	2	- 33.3%	5	2	- 60.0%
Median Sales Price*	\$608,000	\$347,500	- 42.8%	\$569,000	\$347,500	- 38.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	11	14	+ 27.3%	19	14	- 26.3%
Percent of Original List Price Received*	102.3%	99.2%	- 3.0%	101.4%	99.2%	- 2.2%
New Listings	2	1	- 50.0%	4	3	- 25.0%

* 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

