

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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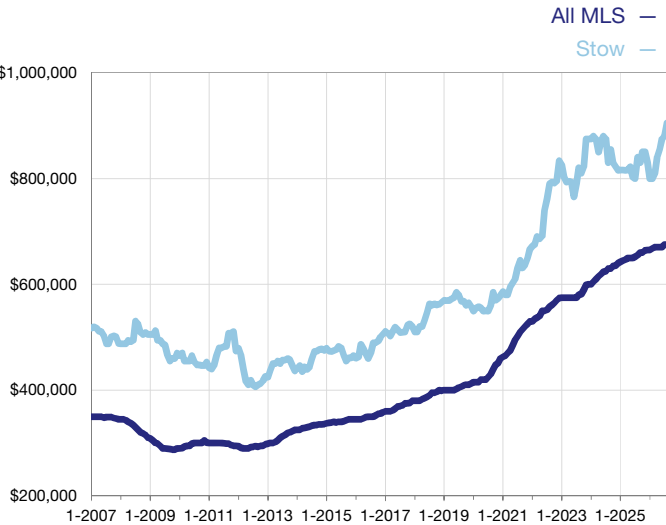
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	36	47	+ 30.6%
Closed Sales	9	2	- 77.8%	36	43	+ 19.4%
Median Sales Price*	\$861,000	\$1,275,000	+ 48.1%	\$850,500	\$905,000	+ 6.4%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	35	+ 6.1%	35	39	+ 11.4%
Percent of Original List Price Received*	99.1%	99.4%	+ 0.3%	100.9%	101.3%	+ 0.4%
New Listings	5	5	0.0%	44	57	+ 29.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	5	--	14	13	- 7.1%
Closed Sales	0	4	--	12	11	- 8.3%
Median Sales Price*	\$0	\$400,500	--	\$577,500	\$694,000	+ 20.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	0	38	--	36	31	- 13.9%
Percent of Original List Price Received*	0.0%	100.7%	--	99.6%	99.5%	- 0.1%
New Listings	1	4	+ 300.0%	15	16	+ 6.7%

* 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

