# Stow, MA Area Market Review

### 2013 - 2017 As of November 17, 2017

Prepared by Marilyn Messenger on Friday, November 17, 2017

# **Single Family**

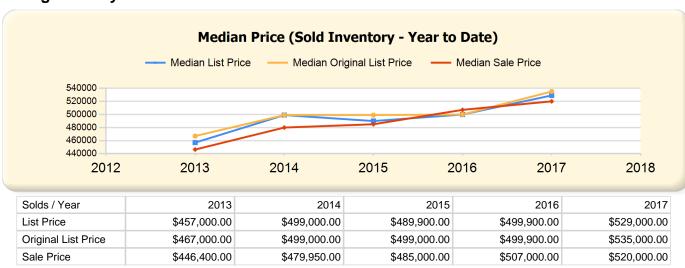
Listing Inventory on November 17	2013	2014	2015	2016	2017
Listing Units	25	25	29	17	18
Median Days on Market	72	76	68	109	113
Median List Price	\$399,000.00	\$519,900.00	\$579,000.00	\$684,900.00	\$574,950.00
Median List \$ / SqFt	\$209.46	\$200.23	\$187.76	\$202.00	\$238.03
Approximate Absorption Rate	31.67%	26.67%	19.25%	43.63%	38.89%
Approximate Months Supply of Inventory	3.16	3.75	5.19	2.29	2.57
Listed (Year to Date)	2013	2014	2015	2016	2017
Listing Units (Taken)	118	105	108	102	107
Median Original List Price	\$469,000.00	\$499,900.00	\$519,950.00	\$526,950.00	\$550,000.00
Median Original List \$ / SqFt	\$208.20	\$203.75	\$206.34	\$214.96	\$230.36
Went Pending (Year to Date)	2013	2014	2015	2016	2017
Listing Units (Went Pending)	97	84	79	101	84
Median List Price	\$457,000.00	\$489,950.00	\$469,900.00	\$514,900.00	\$514,900.00
Median List \$ / SqFt	\$196.71	\$203.60	\$201.33	\$203.43	\$219.31
Median Days to Offer	41	31	57	34	17
Listed & Price Changed (Year to Date)	2013	2014	2015	2016	2017
Listing Units (Price Changed)	47	34	49	47	37
Median Original List Price	\$449,000.00	\$589,000.00	\$534,900.00	\$624,900.00	\$589,000.00
Median Original List \$ / SqFt	\$212.72	\$214.64	\$197.31	\$207.59	\$230.86
Sold (Year to Date)	2013	2014	2015	2016	2017
Sold (Year to Date) Closed Units (Sold)	<b>2013</b> 85	<b>2014</b> 70	<b>2015</b> 57	<b>2016</b> 79	<b>2017</b> 71
•					
Closed Units (Sold)	85	70	57	79	71
Closed Units (Sold) Median Days on Market	85 58	70 63	57 69	79 67	71 25
Closed Units (Sold) Median Days on Market Median Days to Offer	85 58 39	70 63 33	57 69 38	79 67 31	71 25 17
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price	85 58 39 \$446,400.00	70 63 33 \$479,950.00	57 69 38 \$485,000.00	79 67 31 \$507,000.00	71 25 17 \$520,000.00
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt	85 58 39 \$446,400.00 \$195.35	70 63 33 \$479,950.00 \$204.53	57 69 38 \$485,000.00 \$195.31	79 67 31 \$507,000.00 \$200.98	71 25 17 \$520,000.00 \$217.95
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price	85 58 39 \$446,400.00 \$195.35 \$457,000.00	70 63 33 \$479,950.00 \$204.53 \$499,000.00	57 69 38 \$485,000.00 \$195.31 \$489,900.00	79 67 31 \$507,000.00 \$200.98 \$499,900.00	71 25 17 \$520,000.00 \$217.95 \$529,000.00
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List Price Median Original List \$ / SqFt Median Original List \$ / SqFt	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89%	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98%	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87%	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87%	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37%
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List Price Median Sale Price as % of List Price Median Sale Price as % of Original List Price	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89% 96.02%	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98% 96.54%	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87% 95.24%	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87% 97.40%	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37% 98.06%
Closed Units (Sold)  Median Days on Market  Median Days to Offer  Median Sale Price  Median Sale \$ / SqFt  Median List Price  Median List \$ / SqFt  Median Original List Price  Median Original List Price  Median Sale Price as % of List Price  Median Sale Price as % of Original List Price  Median Sale Price as % of Assessed Price	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89% 96.02% N/A	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98% 96.54% N/A	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87% 95.24% N/A	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87% 97.40% N/A	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37% 98.06% N/A
Closed Units (Sold)  Median Days on Market  Median Days to Offer  Median Sale Price  Median Sale \$ / SqFt  Median List Price  Median List Price  Median Original List Price  Median Original List Price  Median Original List \$ / SqFt  Median Sale Price as % of List Price  Median Sale Price as % of Original List Price  Median Sale Price as % of Assessed Price  Sold Units - Short Sale	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89% 96.02% N/A	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98% 96.54% N/A 0	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87% 95.24% N/A	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87% 97.40% N/A 0	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37% 98.06% N/A 0
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale Price Median List Price Median List Price Median List \$ / SqFt Median Original List Price Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale Sold Units - Lender-Owned	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89% 96.02% N/A 1	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98% 96.54% N/A 0 1	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87% 95.24% N/A 2	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87% 97.40% N/A 0 0	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37% 98.06% N/A 0 0
Closed Units (Sold)  Median Days on Market  Median Days to Offer  Median Sale Price  Median Sale \$ / SqFt  Median List Price  Median List Price  Median Original List Price  Median Original List Price  Median Original List Price  Median Sale Price as % of List Price  Median Sale Price as % of Original List Price  Median Sale Price as % of Assessed Price  Sold Units - Short Sale  Sold Units - Lender-Owned	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89% 96.02% N/A 1 1	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98% 96.54% N/A 0 1 2014	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87% 95.24% N/A 2 1 2015	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87% 97.40% N/A 0 0 2016	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37% 98.06% N/A 0 0 2017
Closed Units (Sold)  Median Days on Market  Median Days to Offer  Median Sale Price  Median Sale \$ / SqFt  Median List Price  Median List Price  Median Original List Price  Median Original List Price  Median Original List \$ / SqFt  Median Sale Price as % of List Price  Median Sale Price as % of Original List Price  Median Sale Price as % of Assessed Price  Sold Units - Short Sale  Sold Units - Lender-Owned  12-Month Activity as of November 17  Units Listed	85 58 39 \$446,400.00 \$195.35 \$457,000.00 \$197.49 \$467,000.00 \$203.18 97.89% 96.02% N/A 1 1 2013 121	70 63 33 \$479,950.00 \$204.53 \$499,000.00 \$205.05 \$499,000.00 \$209.04 98% 96.54% N/A 0 1 2014	57 69 38 \$485,000.00 \$195.31 \$489,900.00 \$199.97 \$499,000.00 \$203.95 97.87% 95.24% N/A 2 1 2015 112	79 67 31 \$507,000.00 \$200.98 \$499,900.00 \$202.94 \$499,900.00 \$210.08 98.87% 97.40% N/A 0 0 2016 105	71 25 17 \$520,000.00 \$217.95 \$529,000.00 \$218.10 \$535,000.00 \$221.07 99.37% 98.06% N/A 0 0 2017

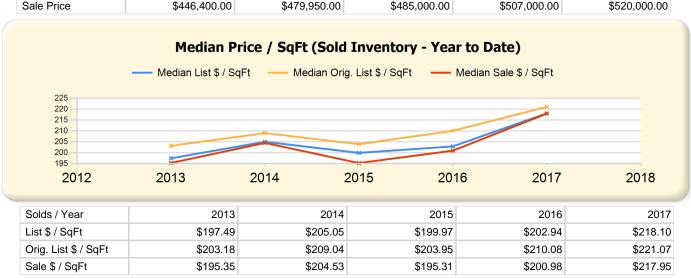
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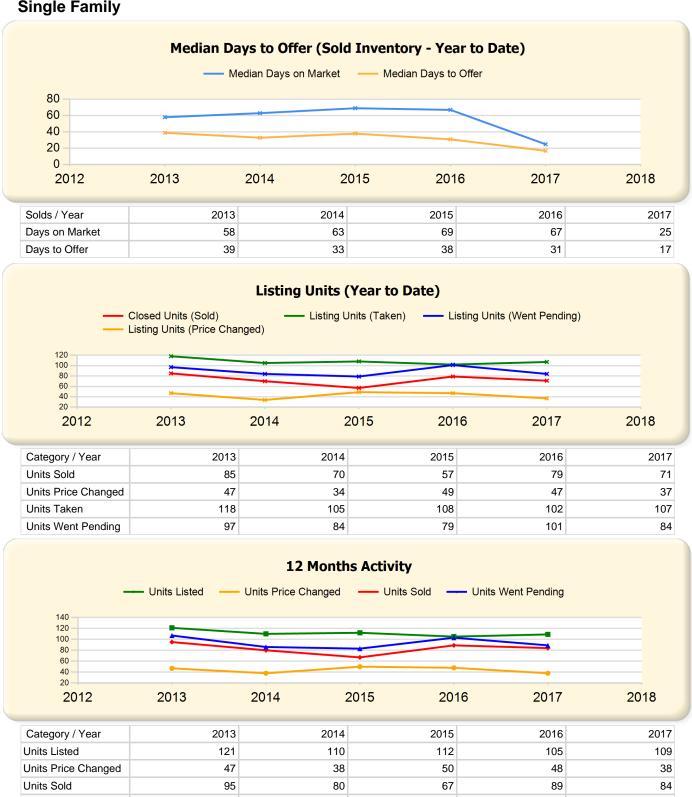
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## **Single Family**

Units Went Pending



86

83

103

89

107