

# Stow, MA Area Market Review

2013 - 2017 As of November 17, 2017

Prepared by Marilyn Messenger on Friday, November 17, 2017

## Single Family

<b>Listing Inventory on November 17</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
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
<b>Listed (Year to Date)</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
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
<b>Went Pending (Year to Date)</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
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
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
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
<b>Sold (Year to Date)</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Closed Units (Sold)	85	70	57	79	71
Median Days on Market	58	63	69	67	25
Median Days to Offer	39	33	38	31	17
Median Sale Price	\$446,400.00	\$479,950.00	\$485,000.00	\$507,000.00	\$520,000.00
Median Sale \$ / SqFt	\$195.35	\$204.53	\$195.31	\$200.98	\$217.95
Median List Price	\$457,000.00	\$499,000.00	\$489,900.00	\$499,900.00	\$529,000.00
Median List \$ / SqFt	\$197.49	\$205.05	\$199.97	\$202.94	\$218.10
Median Original List Price	\$467,000.00	\$499,000.00	\$499,000.00	\$499,900.00	\$535,000.00
Median Original List \$ / SqFt	\$203.18	\$209.04	\$203.95	\$210.08	\$221.07
Median Sale Price as % of List Price	97.89%	98%	97.87%	98.87%	99.37%
Median Sale Price as % of Original List Price	96.02%	96.54%	95.24%	97.40%	98.06%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	N/A
Sold Units - Short Sale	1	0	2	0	0
Sold Units - Lender-Owned	1	1	1	0	0
<b>12-Month Activity as of November 17</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Units Listed	121	110	112	105	109
Units Price Changed	47	38	50	48	38
Units Went Pending	107	86	83	103	89
Units Sold	95	80	67	89	84

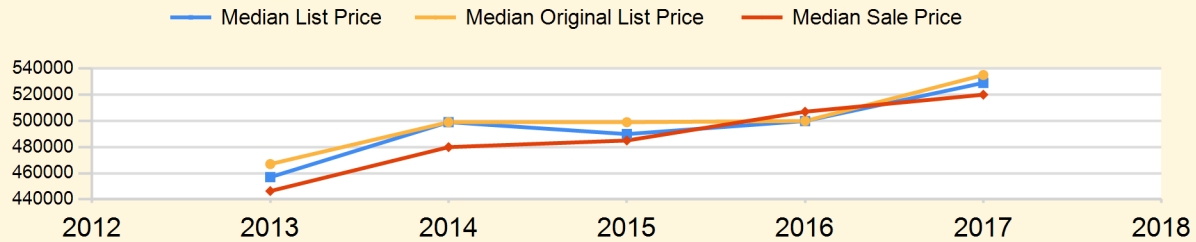
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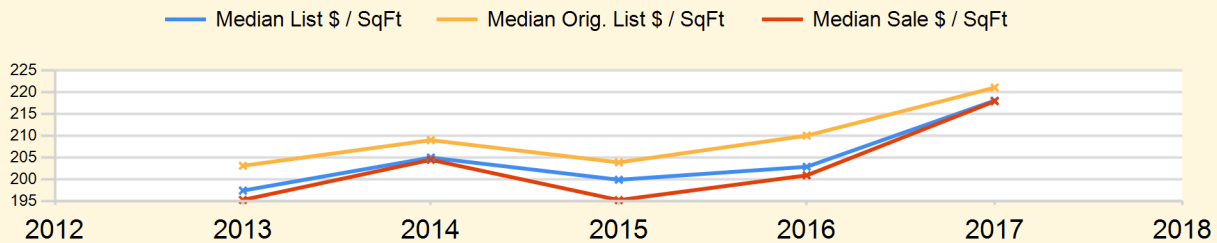
## Single Family

### Median Price (Sold Inventory - Year to Date)



Solds / Year	2013	2014	2015	2016	2017
List Price	\$457,000.00	\$499,000.00	\$489,900.00	\$499,900.00	\$529,000.00
Original List Price	\$467,000.00	\$499,000.00	\$499,000.00	\$499,900.00	\$535,000.00
Sale Price	\$446,400.00	\$479,950.00	\$485,000.00	\$507,000.00	\$520,000.00

### Median Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2013	2014	2015	2016	2017
List \$ / SqFt	\$197.49	\$205.05	\$199.97	\$202.94	\$218.10
Orig. List \$ / SqFt	\$203.18	\$209.04	\$203.95	\$210.08	\$221.07
Sale \$ / SqFt	\$195.35	\$204.53	\$195.31	\$200.98	\$217.95

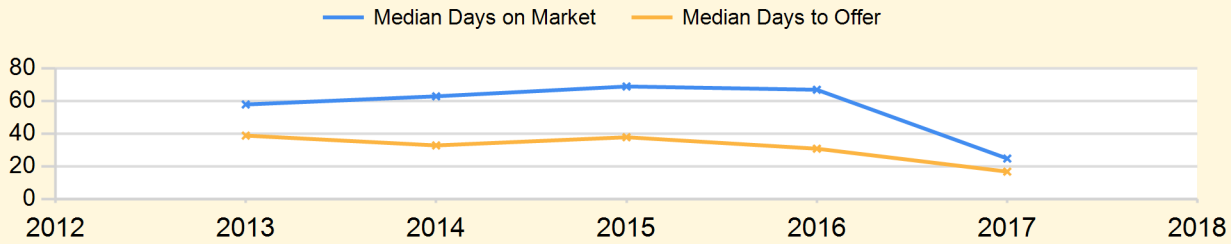
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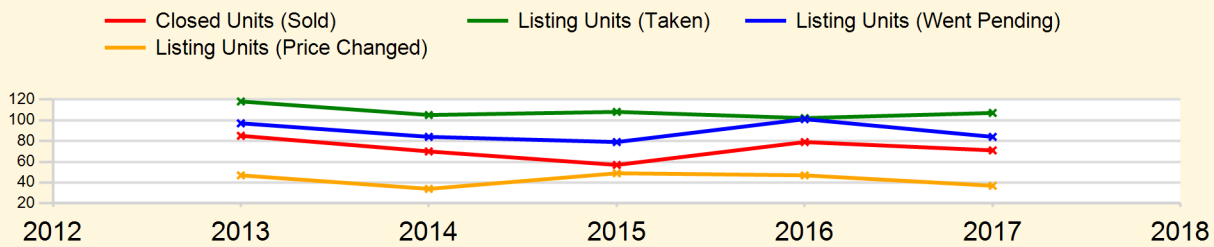
## Single Family

### Median Days to Offer (Sold Inventory - Year to Date)



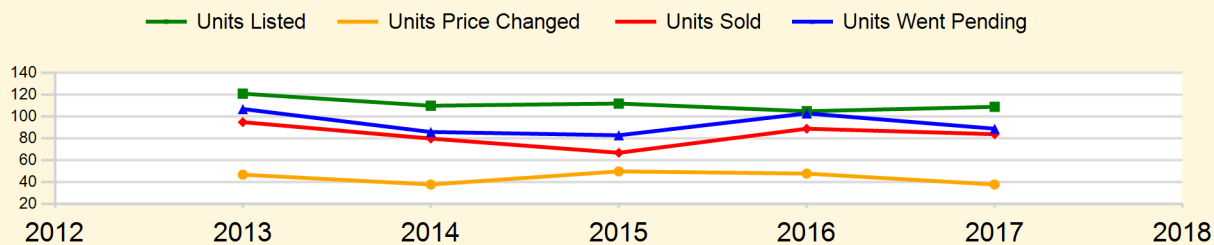
Solds / Year	2013	2014	2015	2016	2017
Days on Market	58	63	69	67	25
Days to Offer	39	33	38	31	17

### Listing Units (Year to Date)



Category / Year	2013	2014	2015	2016	2017
Units Sold	85	70	57	79	71
Units Price Changed	47	34	49	47	37
Units Taken	118	105	108	102	107
Units Went Pending	97	84	79	101	84

### 12 Months Activity



Category / Year	2013	2014	2015	2016	2017
Units Listed	121	110	112	105	109
Units Price Changed	47	38	50	48	38
Units Sold	95	80	67	89	84
Units Went Pending	107	86	83	103	89