

Stow, MA Area Market Review

2018 vs. 2017 As of November 19, 2018

Prepared by Marilyn Messenger on Monday, November 19, 2018

Single Family

Listing Inventory on November 19	2017	2018	Var.	Var. %	Trend
Listing Units	16	21	5	31.25%	↑
Median Days on Market	115	91	-24	-20.87%	↓
Median List Price	\$574,950.00	\$499,900.00	-\$75,050.00	-13.05%	↓
Median List \$ / SqFt	\$233.82	\$233.07	-\$0.75	-0.32%	↓
Approximate Absorption Rate	43.75%	30.95%	-12.80%	-29.26%	↓
Approximate Months Supply of Inventory	2.29	3.23	0.94	41.05%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	107	105	-2	-1.87%	↓
Median Original List Price	\$550,000.00	\$549,900.00	-\$100.00	-0.02%	↓
Median Original List \$ / SqFt	\$230.16	\$240.76	\$10.60	4.61%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	85	84	-1	-1.18%	↓
Median List Price	\$509,900.00	\$542,000.00	\$32,100.00	6.30%	↑
Median List \$ / SqFt	\$219.53	\$231.29	\$11.76	5.36%	↑
Median Days to Offer	17	11	-6	-35.29%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	37	36	-1	-2.70%	↓
Median Original List Price	\$589,000.00	\$584,900.00	-\$4,100.00	-0.70%	↓
Median Original List \$ / SqFt	\$230.86	\$243.87	\$13.01	5.64%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	71	68	-3	-4.23%	↓
Median Days on Market	25	24	-1	-4%	↓
Median Days to Offer	17	11	-6	-35.29%	↓
Median Sale Price	\$520,000.00	\$572,500.00	\$52,500.00	10.10%	↑
Median Sale \$ / SqFt	\$217.95	\$234.86	\$16.91	7.76%	↑
Median List Price	\$529,000.00	\$564,500.00	\$35,500.00	6.71%	↑
Median List \$ / SqFt	\$218.10	\$236.84	\$18.74	8.59%	↑
Median Original List Price	\$535,000.00	\$564,500.00	\$29,500.00	5.51%	↑
Median Original List \$ / SqFt	\$221.07	\$243.37	\$22.30	10.09%	↑
Median Sale Price as % of List Price	99.37%	99.15%	-0.22%	-0.22%	↓
Median Sale Price as % of Original List Price	98.06%	98.67%	0.61%	0.62%	↑
Median Sale Price as % of Assessed Price	N/A	118.01%	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	1	1	0%	↑
12-Month Activity as of November 19	2017	2018	Var.	Var. %	Trend
Units Listed	107	109	2	1.87%	↑
Units Price Changed	37	38	1	2.70%	↑
Units Went Pending	90	91	1	1.11%	↑
Units Sold	84	78	-6	-7.14%	↓

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