

# Stow, MA Area Market Review

2014 - 2018 As of December 31, 2018

Prepared by Marilyn Messenger on Tuesday, January 08, 2019

## Single Family

<b>Listing Inventory on December 31</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units	19	23	10	12	11
Median Days on Market	110	110	200	145	146
Median List Price	\$429,900.00	\$639,900.00	\$754,900.00	\$799,945.00	\$499,900.00
Median List \$ / SqFt	\$204.71	\$196.55	\$220.31	\$235.28	\$233.07
Approximate Absorption Rate	35.09%	24.28%	76.67%	56.25%	57.58%
Approximate Months Supply of Inventory	2.85	4.12	1.30	1.78	1.74
<b>Listed (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units (Taken)	109	111	103	111	105
Median Original List Price	\$499,900.00	\$519,900.00	\$524,900.00	\$550,000.00	\$549,900.00
Median Original List \$ / SqFt	\$203.75	\$207.06	\$216.46	\$230.36	\$240.76
<b>Went Pending (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units (Went Pending)	89	82	105	92	89
Median List Price	\$489,900.00	\$472,400.00	\$499,000.00	\$499,950.00	\$535,000.00
Median List \$ / SqFt	\$202.77	\$200.65	\$203.43	\$222.56	\$231.25
Median Days to Offer	34	57	34	17	12
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units (Price Changed)	36	54	47	39	38
Median Original List Price	\$574,450.00	\$531,950.00	\$624,900.00	\$589,000.00	\$584,900.00
Median Original List \$ / SqFt	\$212.75	\$202.97	\$207.59	\$230.16	\$243.87
<b>Sold (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Closed Units (Sold)	80	67	92	81	76
Median Days on Market	59	69	64	27	25
Median Days to Offer	31	42	30	17	11
Median Sale Price	\$475,000.00	\$465,000.00	\$506,000.00	\$520,000.00	\$566,250.00
Median Sale \$ / SqFt	\$203.44	\$195.56	\$206.16	\$216.56	\$234.86
Median List Price	\$489,900.00	\$474,900.00	\$499,450.00	\$529,000.00	\$549,950.00
Median List \$ / SqFt	\$204.12	\$199.97	\$206.31	\$217.95	\$236.84
Median Original List Price	\$494,450.00	\$499,000.00	\$499,450.00	\$535,000.00	\$555,000.00
Median Original List \$ / SqFt	\$206.86	\$203.95	\$213.58	\$221.61	\$242.11
Median Sale Price as % of List Price	98.07%	98.11%	98.90%	98.97%	99.04%
Median Sale Price as % of Original List Price	96.59%	95.24%	97.58%	98.06%	98.59%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	117.70%
Sold Units - Short Sale	1	2	0	0	0
Sold Units - Lender-Owned	1	1	0	0	1
<b>12-Month Activity as of December 31</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Units Listed	109	111	103	111	105
Units Price Changed	36	54	47	39	38
Units Went Pending	89	82	105	92	89
Units Sold	80	67	92	81	76

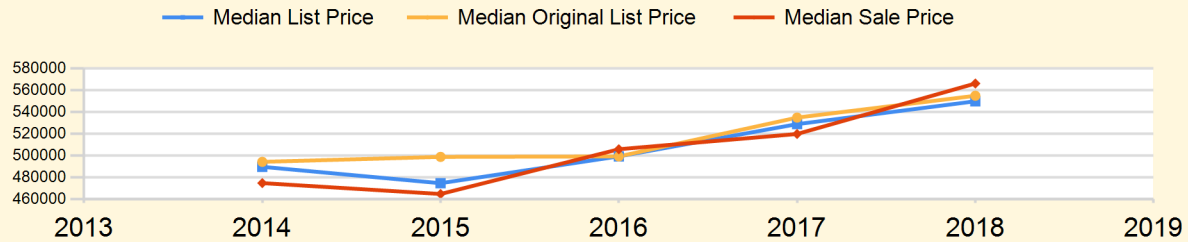
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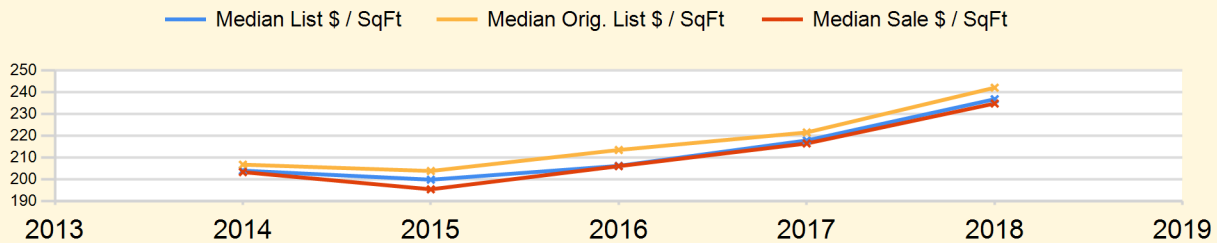
## Single Family

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



Solds / Year	2014	2015	2016	2017	2018
List Price	\$489,900.00	\$474,900.00	\$499,450.00	\$529,000.00	\$549,950.00
Original List Price	\$494,450.00	\$499,000.00	\$499,450.00	\$535,000.00	\$555,000.00
Sale Price	\$475,000.00	\$465,000.00	\$506,000.00	\$520,000.00	\$566,250.00

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



Solds / Year	2014	2015	2016	2017	2018
List \$ / SqFt	\$204.12	\$199.97	\$206.31	\$217.95	\$236.84
Orig. List \$ / SqFt	\$206.86	\$203.95	\$213.58	\$221.61	\$242.11
Sale \$ / SqFt	\$203.44	\$195.56	\$206.16	\$216.56	\$234.86

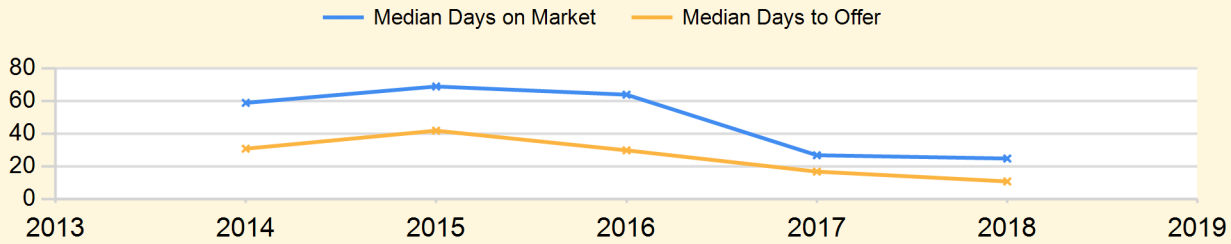
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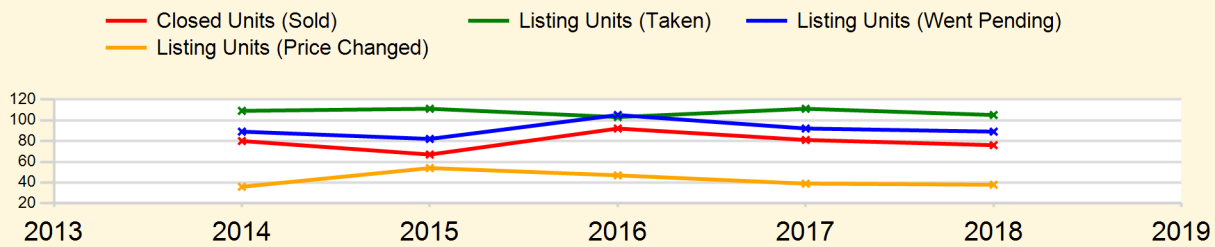
## Single Family

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



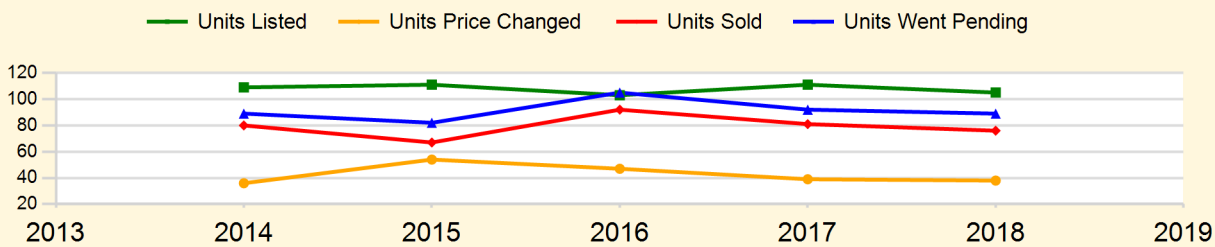
Solds / Year	2014	2015	2016	2017	2018
Days on Market	59	69	64	27	25
Days to Offer	31	42	30	17	11

### Listing Units (Year to Date)



Category / Year	2014	2015	2016	2017	2018
Units Sold	80	67	92	81	76
Units Price Changed	36	54	47	39	38
Units Taken	109	111	103	111	105
Units Went Pending	89	82	105	92	89

### 12 Months Activity



Category / Year	2014	2015	2016	2017	2018
Units Listed	109	111	103	111	105
Units Price Changed	36	54	47	39	38
Units Sold	80	67	92	81	76
Units Went Pending	89	82	105	92	89