

# Stow, MA Area Market Review

2018 vs. 2017 As of August 14, 2018

Prepared by Marilyn Messenger on Tuesday, August 14, 2018

## Single Family

<b>Listing Inventory on August 14</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units	28	21	-7	-25%	↓
Median Days on Market	91	111	20	21.98%	↑
Median List Price	\$687,000.00	\$679,900.00	-\$7,100.00	-1.03%	↓
Median List \$ / SqFt	\$227.92	\$240.76	\$12.84	5.63%	↑
Approximate Absorption Rate	24.40%	34.13%	9.73%	39.88%	↑
Approximate Months Supply of Inventory	4.10	2.93	-1.17	-28.54%	↓
<b>Listed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Taken)	87	78	-9	-10.34%	↓
Median Original List Price	\$535,000.00	\$572,000.00	\$37,000.00	6.92%	↑
Median Original List \$ / SqFt	\$230.36	\$243.37	\$13.01	5.65%	↑
<b>Went Pending (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Went Pending)	64	66	2	3.13%	↑
Median List Price	\$509,450.00	\$549,950.00	\$40,500.00	7.95%	↑
Median List \$ / SqFt	\$222.56	\$231.29	\$8.73	3.92%	↑
Median Days to Offer	11	11	0	0%	↔
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Price Changed)	27	23	-4	-14.81%	↓
Median Original List Price	\$559,000.00	\$599,900.00	\$40,900.00	7.32%	↑
Median Original List \$ / SqFt	\$223.87	\$246.27	\$22.40	10.01%	↑
<b>Sold (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Closed Units (Sold)	47	51	4	8.51%	↑
Median Days on Market	23	24	1	4.35%	↑
Median Days to Offer	11	10	-1	-9.09%	↓
Median Sale Price	\$509,000.00	\$563,500.00	\$54,500.00	10.71%	↑
Median Sale \$ / SqFt	\$215.00	\$235.93	\$20.93	9.73%	↑
Median List Price	\$509,000.00	\$549,000.00	\$40,000.00	7.86%	↑
Median List \$ / SqFt	\$217.95	\$237.96	\$20.01	9.18%	↑
Median Original List Price	\$524,900.00	\$550,000.00	\$25,100.00	4.78%	↑
Median Original List \$ / SqFt	\$219.09	\$244.31	\$25.22	11.51%	↑
Median Sale Price as % of List Price	99.83%	98.85%	-0.98%	-0.98%	↓
Median Sale Price as % of Original List Price	98.13%	98.72%	0.59%	0.60%	↑
Median Sale Price as % of Assessed Price	N/A	118.24%	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
<b>12-Month Activity as of August 14</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Units Listed	110	103	-7	-6.36%	↓
Units Price Changed	37	32	-5	-13.51%	↓
Units Went Pending	90	94	4	4.44%	↑
Units Sold	82	86	4	4.88%	↑

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