## Stow, MA Area Market Review

#### 2018 vs. 2017 As of August 14, 2018

Prepared by Marilyn Messenger on Tuesday, August 14, 2018

### **Single Family**

0 ,					
Listing Inventory on August 14	2017	2018	Var.	Var. %	Trend
Listing Units	28	21	-7	-25%	+
Median Days on Market	91	111	20	21.98%	<b>•</b>
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%	<b>•</b>
Approximate Absorption Rate	24.40%	34.13%	9.73%	39.88%	<b>∔</b>
Approximate Months Supply of Inventory	4.10	2.93	-1.17	-28.54%	
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	87	78	-9	-10.34%	+
Median Original List Price	\$535,000.00	\$572,000.00	\$37,000.00	6.92%	<b>•</b>
Median Original List \$ / SqFt	\$230.36	\$243.37	\$13.01	5.65%	<b>•</b>
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	64	66	2	3.13%	+
Median List Price	\$509,450.00	\$549,950.00	\$40,500.00	7.95%	<b>•</b>
Median List \$ / SqFt	\$222.56	\$231.29	\$8.73	3.92%	<b></b>
Median Days to Offer	11	11	0	0%	↔
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
isting Units (Price Changed)	27	23	-4	-14.81%	+
Median Original List Price	\$559,000.00	\$599,900.00	\$40,900.00	7.32%	<b>•</b>
Median Original List \$ / SqFt	\$223.87	\$246.27	\$22.40	10.01%	<b>•</b>
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	47	51	4	8.51%	<b>↑</b>
Median Days on Market	23	24	1	4.35%	<b>↑</b>
Median Days to Offer	11	10	-1	-9.09%	+
Median Sale Price	\$509,000.00	\$563,500.00	\$54,500.00	10.71%	<b>↑</b>
Median Sale \$ / SqFt	\$215.00	\$235.93	\$20.93	9.73%	<b>A</b>
Median List Price				5.7570	
	\$509,000.00	\$549,000.00	\$40,000.00	7.86%	▲
Median List \$ / SqFt	\$509,000.00 \$217.95	\$549,000.00 \$237.96	\$40,000.00 \$20.01		<b>†</b>
				7.86%	
Median Original List Price	\$217.95	\$237.96	\$20.01	7.86% 9.18%	÷
Median Original List Price Median Original List \$ / SqFt	\$217.95 \$524,900.00	\$237.96 \$550,000.00	\$20.01 \$25,100.00	7.86%       9.18%         4.78%       4.78%	
Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price	\$217.95 \$524,900.00 \$219.09	\$237.96 \$550,000.00 \$244.31	\$20.01 \$25,100.00 \$25.22	7.86% 9.18% 4.78% 11.51%	
Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price Median Sale Price as % of Original List Price	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> </ul>	\$237.96 \$550,000.00 \$244.31 98.85%	\$20.01 \$25,100.00 \$25.22 -0.98%	7.86% 9.18% 4.78% 11.51% -0.98%	
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	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> <li>98.13%</li> </ul>	<ul> <li>\$237.96</li> <li>\$550,000.00</li> <li>\$244.31</li> <li>98.85%</li> <li>98.72%</li> </ul>	\$20.01 \$25,100.00 \$25.22 -0.98% 0.59%	7.86%       9.18%         9.18%       4.78%         11.51%       -0.98%         0.60%       0.60%	
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	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> <li>98.13%</li> <li>N/A</li> </ul>	<ul> <li>\$237.96</li> <li>\$250,000.00</li> <li>\$244.31</li> <li>98.85%</li> <li>98.72%</li> <li>118.24%</li> </ul>	\$20.01 \$25,100.00 \$25.22 -0.98% 0.59% N/A	<ul> <li>7.86%</li> <li>9.18%</li> <li>4.78%</li> <li>11.51%</li> <li>-0.98%</li> <li>0.60%</li> <li>N/A</li> </ul>	
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	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> <li>98.13%</li> <li>N/A</li> <li>0</li> </ul>	<ul> <li>\$237.96</li> <li>\$237.96</li> <li>\$550,000.00</li> <li>\$244.31</li> <li>98.85%</li> <li>98.72%</li> <li>118.24%</li> <li>0</li> </ul>	\$20.01 \$25,100.00 \$25.22 -0.98% 0.59% N/A 0	<ul> <li>7.86%</li> <li>9.18%</li> <li>4.78%</li> <li>11.51%</li> <li>-0.98%</li> <li>0.60%</li> <li>N/A</li> <li>0%</li> </ul>	$\leftrightarrow$
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 <b>12-Month Activity as of August 14</b>	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> <li>98.13%</li> <li>N/A</li> <li>0</li> <li>0</li> </ul>	<ul> <li>\$237.96</li> <li>\$250,000.00</li> <li>\$244.31</li> <li>98.85%</li> <li>98.72%</li> <li>118.24%</li> <li>0</li> <li>0</li> </ul>	\$20.01 \$25,100.00 \$25.22 -0.98% 0.59% N/A 0 0 0	<ul> <li>7.86%</li> <li>9.18%</li> <li>4.78%</li> <li>11.51%</li> <li>-0.98%</li> <li>0.60%</li> <li>N/A</li> <li>0%</li> <li>0%</li> </ul>	⇔ ⇔
Median List \$ / SqFt 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 <b>12-Month Activity as of August 14</b> Units Listed Units Price Changed	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> <li>98.13%</li> <li>N/A</li> <li>0</li> <li>0</li> <li>2017</li> </ul>	<ul> <li>\$237.96</li> <li>\$237.96</li> <li>\$550,000.00</li> <li>\$244.31</li> <li>98.85%</li> <li>98.72%</li> <li>118.24%</li> <li>0</li> <li>0</li> <li>2018</li> </ul>	\$20.01 \$25,100.00 \$25.22 -0.98% 0.59% N/A 0 0 0 0 VAr.	<ul> <li>7.86%</li> <li>9.18%</li> <li>4.78%</li> <li>11.51%</li> <li>-0.98%</li> <li>0.60%</li> <li>N/A</li> <li>0%</li> <li>0%</li> <li>Var. %</li> </ul>	⇔ ⇔
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 <b>12-Month Activity as of August 14</b> Units Listed	<ul> <li>\$217.95</li> <li>\$524,900.00</li> <li>\$219.09</li> <li>99.83%</li> <li>98.13%</li> <li>N/A</li> <li>0</li> <li>0</li> <li>2017</li> <li>110</li> </ul>	<ul> <li>\$237.96</li> <li>\$250,000.00</li> <li>\$244.31</li> <li>98.85%</li> <li>98.72%</li> <li>118.24%</li> <li>0</li> <li>0</li> <li>2018</li> <li>103</li> </ul>	\$20.01 \$25,100.00 \$25.22 -0.98% 0.59% N/A 0 0 0 0 <b>Var.</b> -7	<ul> <li>7.86%</li> <li>9.18%</li> <li>4.78%</li> <li>11.51%</li> <li>-0.98%</li> <li>0.60%</li> <li>N/A</li> <li>0%</li> <li>0%</li> <li>Var. %</li> <li>-6.36%</li> </ul>	↔ ↔

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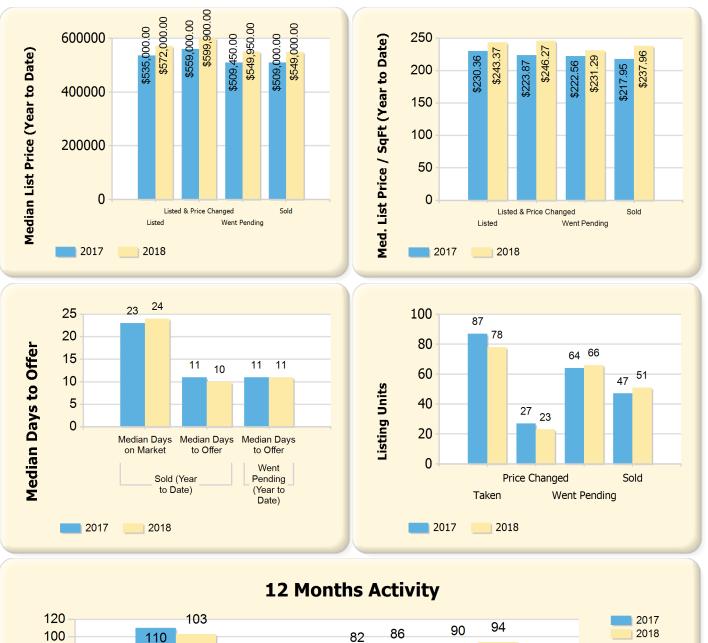
#### 2018 vs. 2017 As of August 14, 2018

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# Single Family

80 60

40 20





37

32

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