Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Boxford

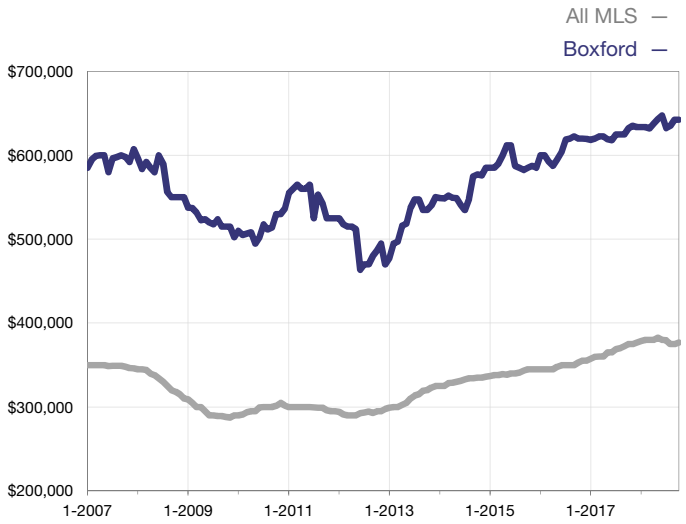
Single-Family Properties	October			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	11	**8**	- 27.3%	111	**100**	- 9.9%
Closed Sales	8	**7**	- 12.5%	99	**98**	- 1.0%
Median Sales Price*	$657,500	**$630,000**	- 4.2%	$638,000	**$687,500**	+ 7.8%
Inventory of Homes for Sale	54	**32**	- 40.7%	--	--	--
Months Supply of Inventory	5.4	**3.0**	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	114	**44**	- 61.4%	81	**104**	+ 28.4%
Percent of Original List Price Received*	94.8%	**100.0%**	+ 5.5%	96.9%	**96.3%**	- 0.6%
New Listings	16	**6**	- 62.5%	170	**132**	- 22.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

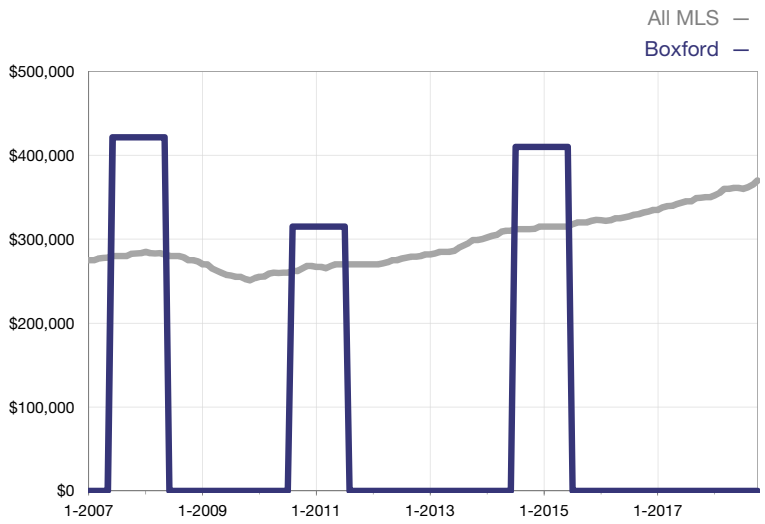
Condominium Properties	October			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	2	**0**	- 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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