

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	11	- 15.4%	122	102	- 16.4%
Closed Sales	14	7	- 50.0%	108	93	- 13.9%
Median Sales Price*	\$845,750	\$830,000	- 1.9%	\$768,750	\$881,000	+ 14.6%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	61	36	- 41.0%
Percent of Original List Price Received*	101.1%	102.9%	+ 1.8%	98.7%	101.8%	+ 3.1%
New Listings	13	8	- 38.5%	136	107	- 21.3%

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

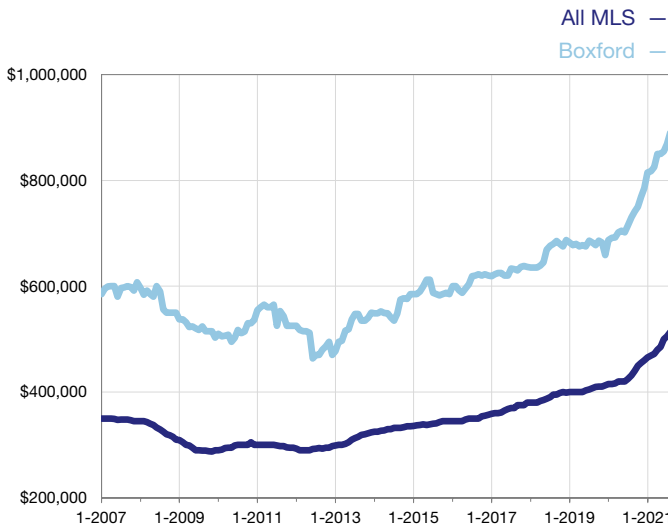
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$349,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	42	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.9%	0.0%	- 100.0%
New Listings	0	0	--	3	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

