

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	51	43	- 15.7%
Closed Sales	2	1	- 50.0%	48	43	- 10.4%
Median Sales Price*	\$495,000	\$950,000	+ 91.9%	\$882,500	\$975,000	+ 10.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	19	27	+ 42.1%
Percent of Original List Price Received*	112.0%	121.0%	+ 8.0%	107.1%	107.0%	- 0.1%
New Listings	1	0	- 100.0%	62	47	- 24.2%

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

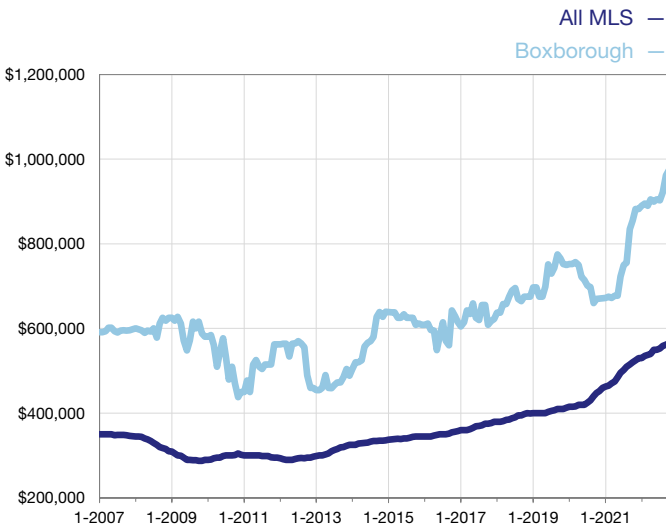
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	5	- 58.3%	70	54	- 22.9%
Closed Sales	5	7	+ 40.0%	55	57	+ 3.6%
Median Sales Price*	\$190,000	\$218,000	+ 14.7%	\$175,000	\$236,000	+ 34.9%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	108	65	- 39.8%	34	60	+ 76.5%
Percent of Original List Price Received*	101.2%	102.2%	+ 1.0%	103.5%	105.7%	+ 2.1%
New Listings	3	0	- 100.0%	85	50	- 41.2%

* 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

