

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 8 | 7 | - 12.5% | 114 | 116 | + 1.8% |
| Closed Sales | 8 | 11 | + 37.5% | 116 | 111 | - 4.3% |
| Median Sales Price* | \$822,500 | \$830,000 | + 0.9% | \$872,450 | \$920,000 | + 5.5% |
| Inventory of Homes for Sale | 6 | 4 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.4 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 17 | - 37.0% | 37 | 28 | - 24.3% |
| Percent of Original List Price Received* | 100.0% | 103.1% | + 3.1% | 101.1% | 102.6% | + 1.5% |
| New Listings | 7 | 4 | - 42.9% | 119 | 130 | + 9.2% |

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

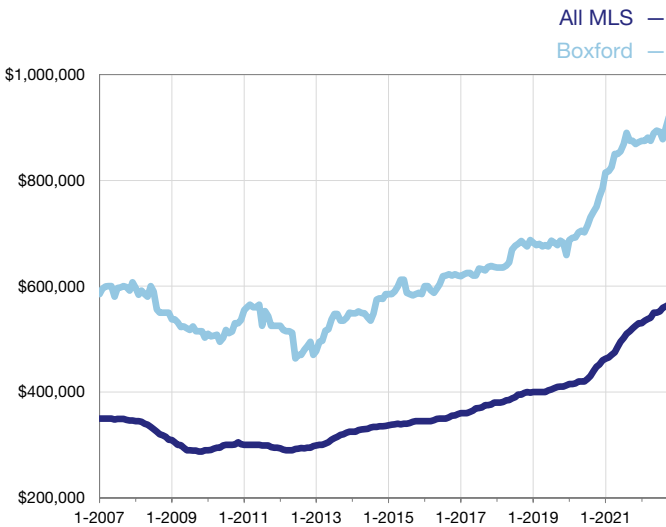
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|-------------|-------|--------------|------------------|-------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$500,000 | -- |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 2.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 19 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 111.1% | -- |
| New Listings | 0 | 1 | -- | 0 | 3 | -- |

* 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

