

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$1,327,244	\$797,500	- 39.9%	\$1,327,244	\$797,500	- 39.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	70	24	- 65.7%	70	24	- 65.7%
Percent of Original List Price Received*	101.9%	96.1%	- 5.7%	101.9%	96.1%	- 5.7%
New Listings	4	3	- 25.0%	4	3	- 25.0%

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

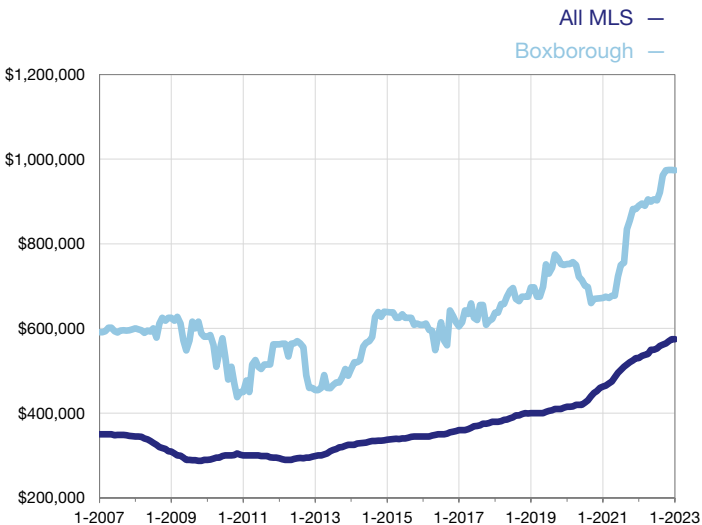
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$379,049	\$390,000	+ 2.9%	\$379,049	\$390,000	+ 2.9%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	156	143	- 8.3%	156	143	- 8.3%
Percent of Original List Price Received*	91.7%	99.4%	+ 8.4%	91.7%	99.4%	+ 8.4%
New Listings	5	3	- 40.0%	5	3	- 40.0%

* 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

