

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$900,000	\$1,057,500	+ 17.5%	\$900,000	\$1,057,500	+ 17.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	27	59	+ 118.5%	27	59	+ 118.5%
Percent of Original List Price Received*	97.0%	90.5%	- 6.7%	97.0%	90.5%	- 6.7%
New Listings	3	5	+ 66.7%	3	5	+ 66.7%

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

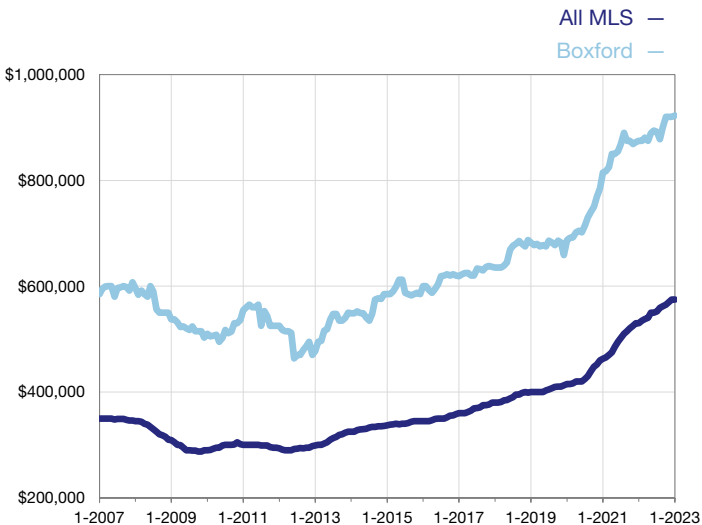
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
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	2	--	0	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

