

Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	2	0.0%	52	50	- 3.8%
Closed Sales	3	5	+ 66.7%	53	49	- 7.5%
Median Sales Price*	\$528,500	\$845,001	+ 59.9%	\$609,000	\$642,500	+ 5.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	57	125	+ 119.3%	57	69	+ 21.1%
Percent of Original List Price Received*	93.8%	97.4%	+ 3.8%	96.5%	97.6%	+ 1.1%
New Listings	3	1	- 66.7%	74	71	- 4.1%

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

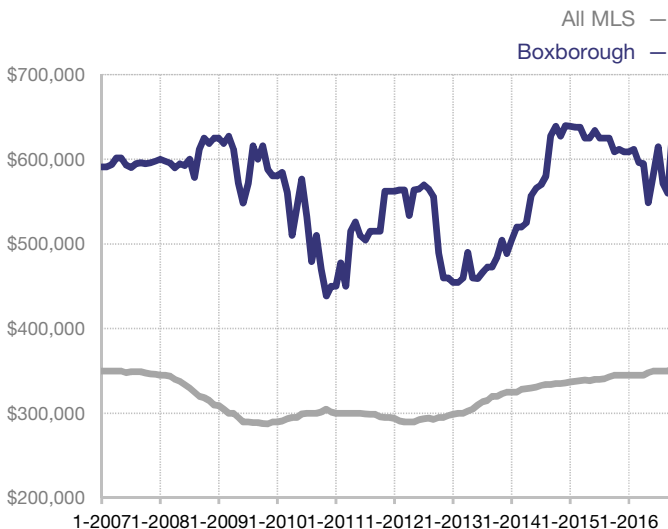
Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	7	+ 250.0%	35	35	0.0%
Closed Sales	3	2	- 33.3%	35	31	- 11.4%
Median Sales Price*	\$100,000	\$238,500	+ 138.5%	\$100,000	\$123,000	+ 23.0%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 106.7%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	44	32	- 27.3%
Percent of Original List Price Received*	100.0%	90.7%	- 9.3%	94.5%	96.3%	+ 1.9%
New Listings	4	10	+ 150.0%	44	46	+ 4.5%

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

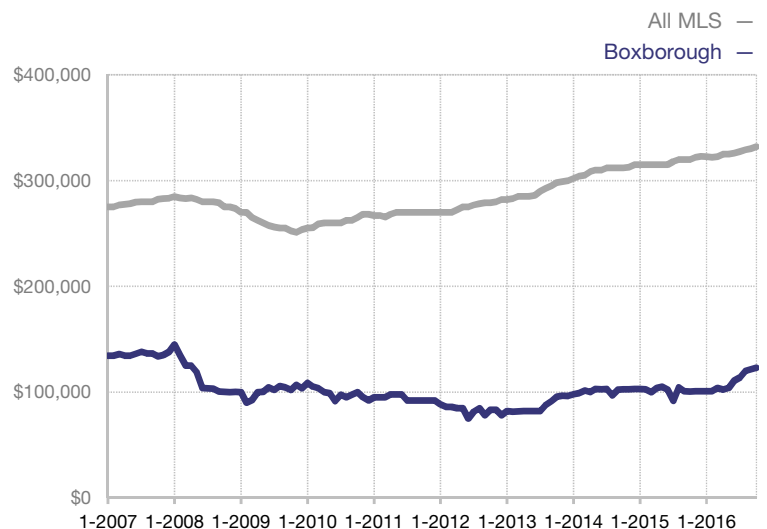
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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