# Local Market Update – November 2017

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Boxborough

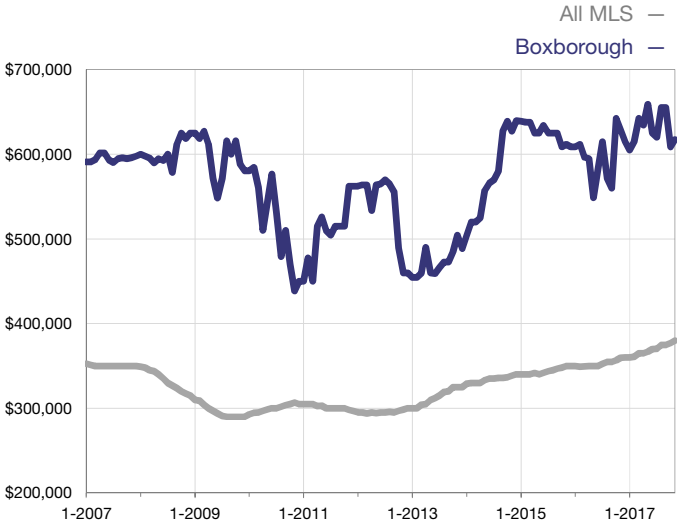
| Single-Family Properties | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2016** | **2017** | **+ / –** | **2016** | **2017** | **+ / –** |
| Pending Sales | 2 | **3** | + 50.0% | 50 | **56** | + 12.0% |
| Closed Sales | 3 | **2** | - 33.3% | 52 | **50** | - 3.8% |
| Median Sales Price* | $595,000 | **$691,250** | + 16.2% | $628,750 | **$618,750** | - 1.6% |
| Inventory of Homes for Sale | 13 | **6** | - 53.8% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | **1.3** | - 55.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 83 | **129** | + 55.4% | 70 | **62** | - 11.4% |
| Percent of Original List Price Received* | 85.9% | **98.5%** | + 14.7% | 96.9% | **97.2%** | + 0.3% |
| New Listings | 4 | **1** | - 75.0% | 75 | **81** | + 8.0% |

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

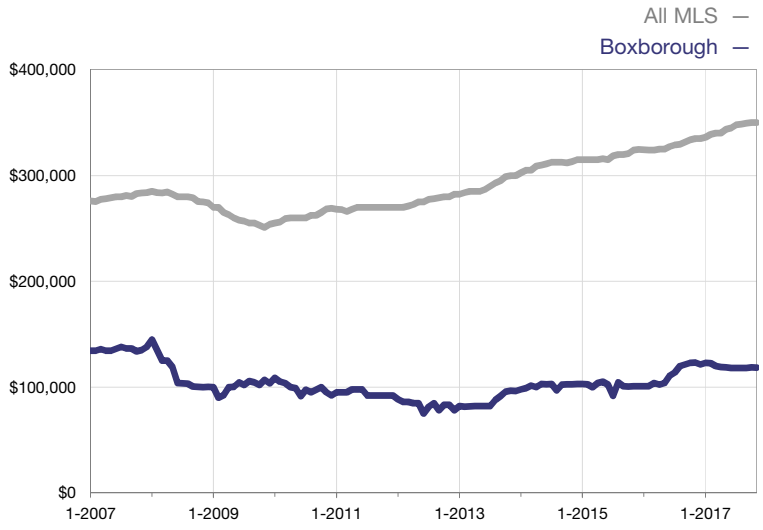
| Condominium Properties | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2016** | **2017** | **+ / –** | **2016** | **2017** | **+ / –** |
| Pending Sales | 2 | **2** | 0.0% | 37 | **36** | - 2.7% |
| Closed Sales | 3 | **4** | + 33.3% | 34 | **41** | + 20.6% |
| Median Sales Price* | $127,000 | **$121,250** | - 4.5% | $123,250 | **$118,500** | - 3.9% |
| Inventory of Homes for Sale | 8 | **4** | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | **1.1** | - 59.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | **31** | + 55.0% | 31 | **38** | + 22.6% |
| Percent of Original List Price Received* | 100.1% | **111.6%** | + 11.5% | 96.7% | **99.1%** | + 2.5% |
| New Listings | 1 | **4** | + 300.0% | 47 | **39** | - 17.0% |

* 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

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