

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	7	+ 600.0%	22	36	+ 63.6%
Closed Sales	4	5	+ 25.0%	24	26	+ 8.3%
Median Sales Price*	\$643,920	\$730,000	+ 13.4%	\$697,500	\$766,000	+ 9.8%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	49	15	- 69.4%	64	37	- 42.2%
Percent of Original List Price Received*	96.2%	101.7%	+ 5.7%	97.9%	98.7%	+ 0.8%
New Listings	3	4	+ 33.3%	29	46	+ 58.6%

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

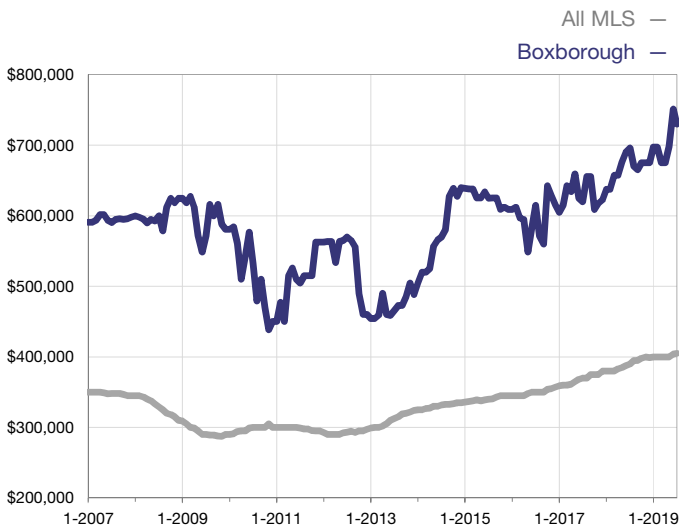
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	4	0.0%	28	38	+ 35.7%
Closed Sales	4	4	0.0%	27	39	+ 44.4%
Median Sales Price*	\$137,250	\$119,000	- 13.3%	\$130,600	\$142,000	+ 8.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	17	21	+ 23.5%
Percent of Original List Price Received*	99.3%	98.4%	- 0.9%	104.8%	99.3%	- 5.2%
New Listings	2	5	+ 150.0%	28	37	+ 32.1%

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

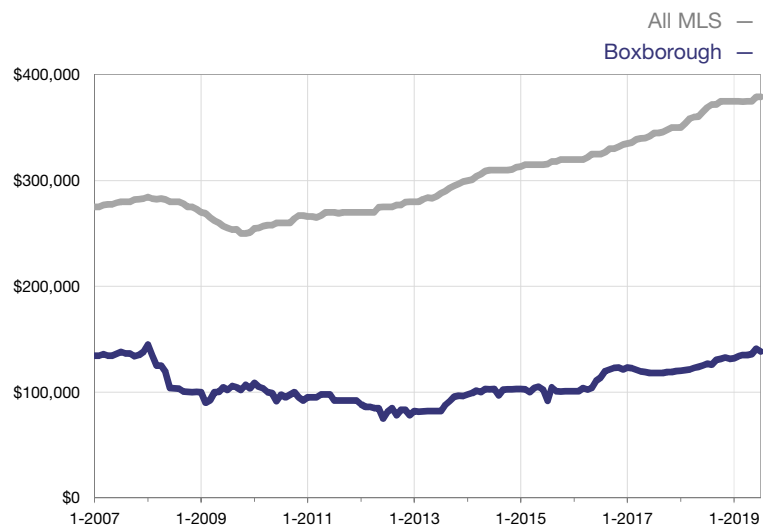
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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