

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	7	+ 40.0%	16	9	- 43.8%
Closed Sales	5	1	- 80.0%	8	3	- 62.5%
Median Sales Price*	\$670,000	\$677,500	+ 1.1%	\$682,500	\$925,000	+ 35.5%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	70	18	- 74.3%	60	12	- 80.0%
Percent of Original List Price Received*	100.3%	112.9%	+ 12.6%	99.5%	109.4%	+ 9.9%
New Listings	10	6	- 40.0%	19	9	- 52.6%

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

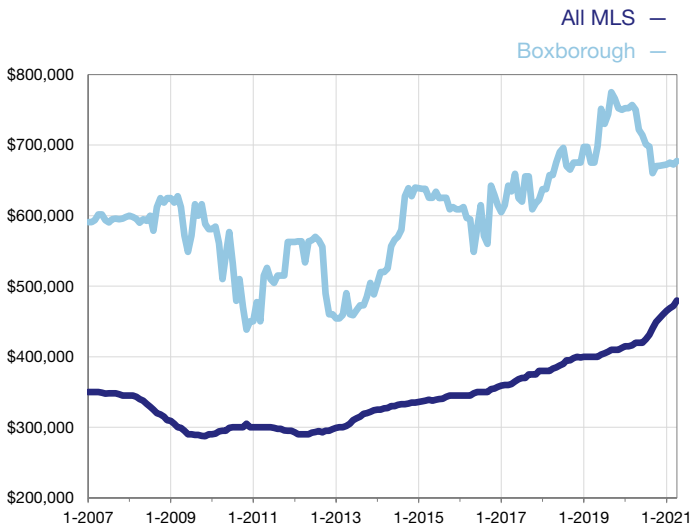
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	10	+ 400.0%	13	27	+ 107.7%
Closed Sales	0	6	--	14	12	- 14.3%
Median Sales Price*	\$0	\$164,500	--	\$147,750	\$164,500	+ 11.3%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	2.6	--	--	--	--
Cumulative Days on Market Until Sale	0	14	--	36	15	- 58.3%
Percent of Original List Price Received*	0.0%	104.6%	--	101.5%	105.1%	+ 3.5%
New Listings	1	9	+ 800.0%	10	36	+ 260.0%

* 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

