

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	7	+ 16.7%	26	34	+ 30.8%
Closed Sales	7	15	+ 114.3%	28	29	+ 3.6%
Median Sales Price*	\$769,000	\$955,000	+ 24.2%	\$728,750	\$900,000	+ 23.5%
Inventory of Homes for Sale	22	3	- 86.4%	--	--	--
Months Supply of Inventory	2.1	0.3	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	163	48	- 70.6%	103	54	- 47.6%
Percent of Original List Price Received*	98.7%	99.3%	+ 0.6%	96.3%	98.5%	+ 2.3%
New Listings	10	6	- 40.0%	39	30	- 23.1%

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

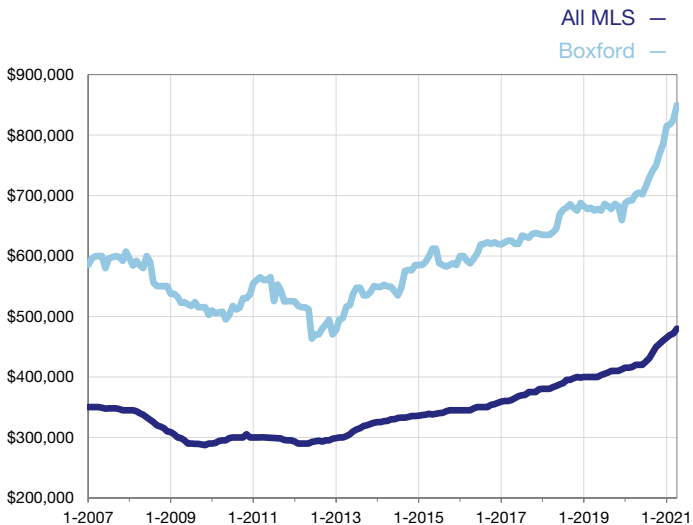
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
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	0	--	1	0	- 100.0%

* 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

