

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	5	+ 25.0%	20	14	- 30.0%
Closed Sales	6	2	- 66.7%	14	5	- 64.3%
Median Sales Price*	\$711,500	\$1,055,000	+ 48.3%	\$698,000	\$930,000	+ 33.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	40	14	- 65.0%
Percent of Original List Price Received*	102.2%	112.2%	+ 9.8%	100.7%	110.5%	+ 9.7%
New Listings	1	7	+ 600.0%	20	16	- 20.0%

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

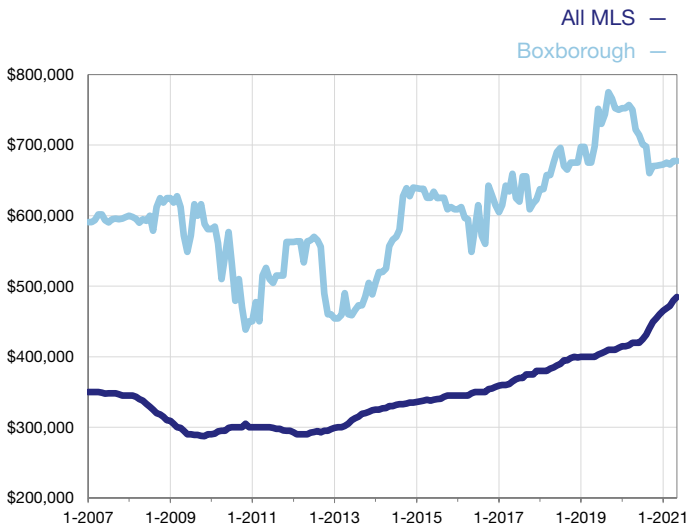
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	13	30	+ 130.8%
Closed Sales	2	5	+ 150.0%	16	18	+ 12.5%
Median Sales Price*	\$136,500	\$164,500	+ 20.5%	\$147,750	\$164,750	+ 11.5%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.3	2.6	+ 766.7%	--	--	--
Cumulative Days on Market Until Sale	17	12	- 29.4%	34	14	- 58.8%
Percent of Original List Price Received*	98.8%	103.1%	+ 4.4%	101.2%	105.2%	+ 4.0%
New Listings	1	4	+ 300.0%	11	40	+ 263.6%

* 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

