

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	50	41	- 18.0%
Closed Sales	10	1	- 90.0%	46	42	- 8.7%
Median Sales Price*	\$917,500	\$1,185,000	+ 29.2%	\$892,500	\$987,500	+ 10.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	111	+ 362.5%	19	27	+ 42.1%
Percent of Original List Price Received*	105.0%	92.9%	- 11.5%	106.9%	106.7%	- 0.2%
New Listings	1	3	+ 200.0%	61	47	- 23.0%

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

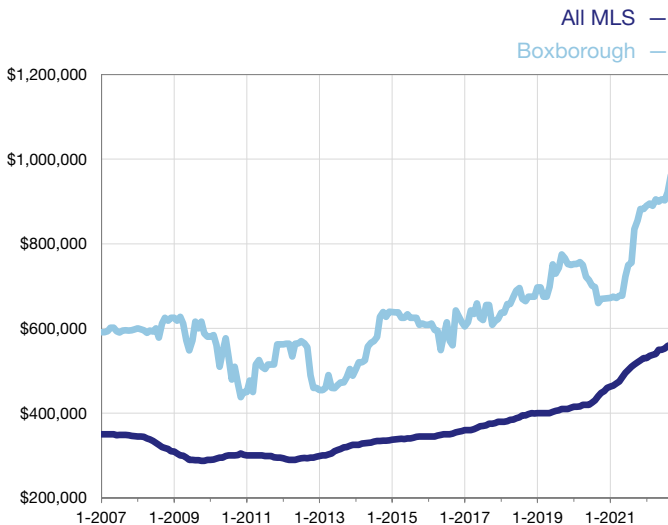
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	4	+ 100.0%	58	50	- 13.8%
Closed Sales	3	1	- 66.7%	50	50	0.0%
Median Sales Price*	\$193,000	\$1,232,801	+ 538.8%	\$174,000	\$238,000	+ 36.8%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	4.9	1.9	- 61.2%	--	--	--
Cumulative Days on Market Until Sale	37	28	- 24.3%	26	59	+ 126.9%
Percent of Original List Price Received*	99.9%	145.7%	+ 45.8%	103.7%	106.2%	+ 2.4%
New Listings	6	4	- 33.3%	82	50	- 39.0%

* 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

