

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	15	+ 114.3%	106	109	+ 2.8%
Closed Sales	14	9	- 35.7%	108	100	- 7.4%
Median Sales Price*	\$792,000	\$899,000	+ 13.5%	\$872,450	\$922,500	+ 5.7%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	56	40	- 28.6%	38	29	- 23.7%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	101.2%	102.5%	+ 1.3%
New Listings	5	9	+ 80.0%	112	126	+ 12.5%

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

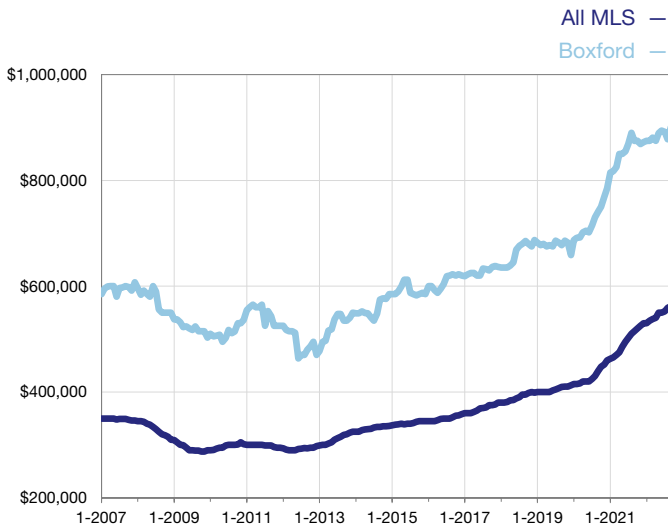
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$500,000	--	\$0	\$500,000	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	19	--	0	19	--
Percent of Original List Price Received*	0.0%	111.1%	--	0.0%	111.1%	--
New Listings	0	1	--	0	2	--

* 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

