

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	8	9	+ 12.5%
Closed Sales	2	5	+ 150.0%	9	9	0.0%
Median Sales Price*	\$688,900	<b>\$780,000</b>	+ 13.2%	\$950,000	<b>\$700,000</b>	- 26.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.8</b>	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	<b>18</b>	- 53.8%	49	<b>28</b>	- 42.9%
Percent of Original List Price Received*	100.4%	<b>102.8%</b>	+ 2.4%	102.1%	<b>99.2%</b>	- 2.8%
New Listings	4	6	+ 50.0%	10	14	+ 40.0%

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

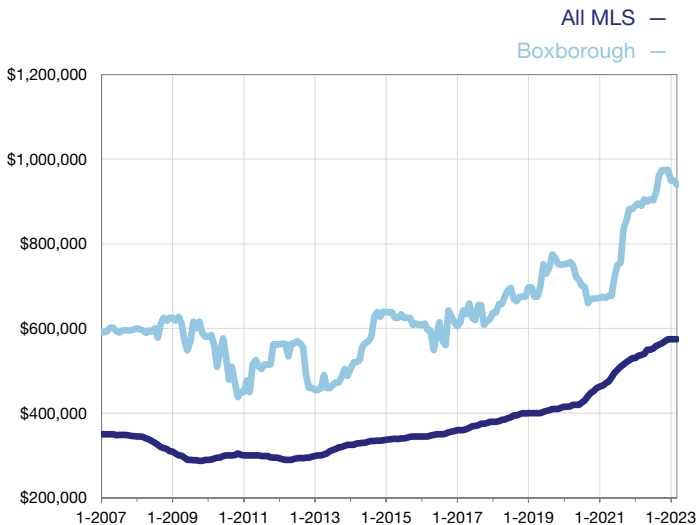
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	13	14	+ 7.7%
Closed Sales	4	3	- 25.0%	12	10	- 16.7%
Median Sales Price*	\$198,000	<b>\$247,000</b>	+ 24.7%	\$198,000	<b>\$243,500</b>	+ 23.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	2.9	<b>2.0</b>	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	17	<b>17</b>	0.0%	74	<b>82</b>	+ 10.8%
Percent of Original List Price Received*	108.4%	<b>102.6%</b>	- 5.4%	100.9%	<b>102.3%</b>	+ 1.4%
New Listings	4	7	+ 75.0%	15	17	+ 13.3%

\* 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

