

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	12	12	0.0%
Closed Sales	3	2	- 33.3%	12	11	- 8.3%
Median Sales Price*	\$1,280,000	<b>\$735,000</b>	- 42.6%	\$1,002,500	<b>\$700,000</b>	- 30.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.5</b>	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	9	<b>13</b>	+ 44.4%	39	<b>25</b>	- 35.9%
Percent of Original List Price Received*	112.8%	<b>104.2%</b>	- 7.6%	104.8%	<b>100.1%</b>	- 4.5%
New Listings	6	2	- 66.7%	16	16	0.0%

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

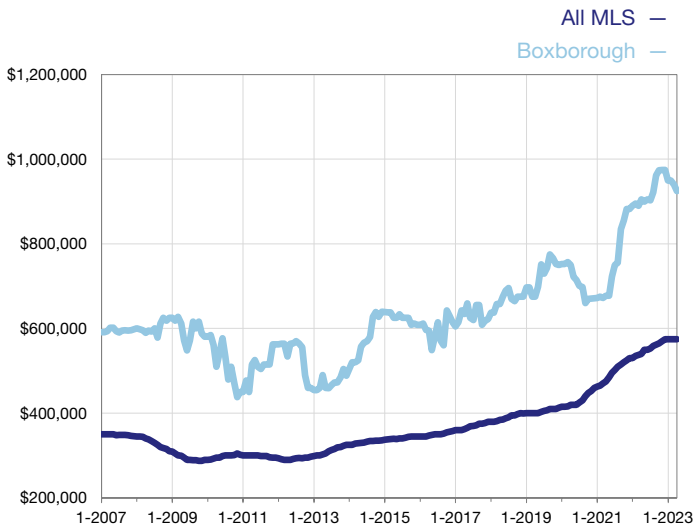
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	18	17	- 5.6%
Closed Sales	10	6	- 40.0%	22	16	- 27.3%
Median Sales Price*	\$843,371	<b>\$260,000</b>	- 69.2%	\$615,432	<b>\$248,500</b>	- 59.6%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	3.1	<b>2.0</b>	- 35.5%	--	--	--
Cumulative Days on Market Until Sale	116	<b>25</b>	- 78.4%	93	<b>61</b>	- 34.4%
Percent of Original List Price Received*	103.9%	<b>101.7%</b>	- 2.1%	102.3%	<b>102.1%</b>	- 0.2%
New Listings	6	4	- 33.3%	21	21	0.0%

\* 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

