

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	19	14	- 26.3%
Closed Sales	3	1	- 66.7%	15	12	- 20.0%
Median Sales Price*	\$1,025,000	\$1,025,000	0.0%	\$1,025,000	\$740,000	- 27.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	7	6	- 14.3%	33	24	- 27.3%
Percent of Original List Price Received*	113.9%	105.1%	- 7.7%	106.6%	100.5%	- 5.7%
New Listings	6	2	- 66.7%	22	16	- 27.3%

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

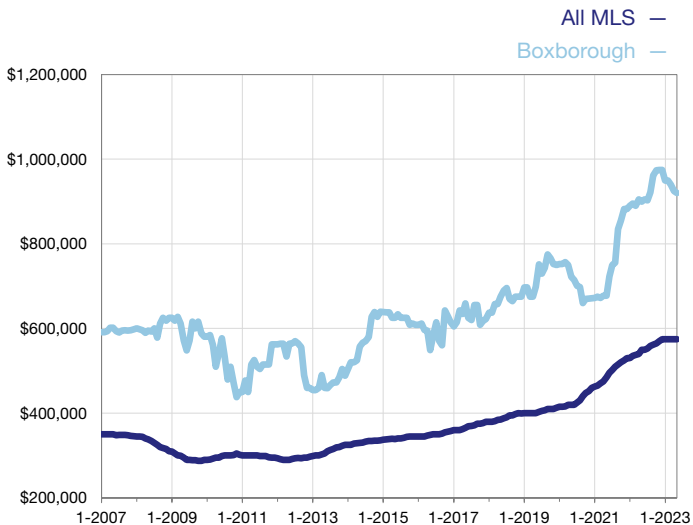
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	24	28	+ 16.7%
Closed Sales	6	5	- 16.7%	28	22	- 21.4%
Median Sales Price*	\$215,000	\$453,000	+ 110.7%	\$401,025	\$255,000	- 36.4%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	3.0	0.8	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	78	68	- 12.8%
Percent of Original List Price Received*	112.1%	111.2%	- 0.8%	104.4%	103.6%	- 0.8%
New Listings	7	6	- 14.3%	28	26	- 7.1%

* 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

