

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	30	21	- 30.0%
Closed Sales	5	5	0.0%	20	17	- 15.0%
Median Sales Price*	\$1,100,000	\$905,000	- 17.7%	\$1,040,000	\$780,000	- 25.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	28	21	- 25.0%
Percent of Original List Price Received*	112.8%	107.1%	- 5.1%	108.1%	102.5%	- 5.2%
New Listings	13	7	- 46.2%	35	23	- 34.3%

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

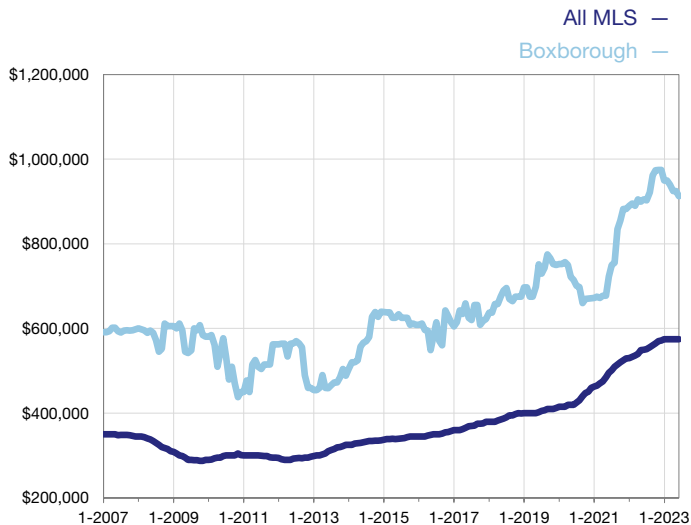
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	28	33	+ 17.9%
Closed Sales	5	8	+ 60.0%	33	30	- 9.1%
Median Sales Price*	\$459,000	\$201,500	- 56.1%	\$423,000	\$243,500	- 42.4%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	3.1	0.6	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	89	18	- 79.8%	80	54	- 32.5%
Percent of Original List Price Received*	106.3%	102.1%	- 4.0%	104.7%	103.2%	- 1.4%
New Listings	4	5	+ 25.0%	32	31	- 3.1%

* 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

