

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	31	24	- 22.6%
Closed Sales	6	4	- 33.3%	26	21	- 19.2%
Median Sales Price*	\$690,000	<b>\$1,034,500</b>	+ 49.9%	\$961,944	<b>\$810,000</b>	- 15.8%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.7	<b>0.6</b>	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	14	<b>8</b>	- 42.9%	25	<b>19</b>	- 24.0%
Percent of Original List Price Received*	105.2%	<b>106.5%</b>	+ 1.2%	107.5%	<b>103.2%</b>	- 4.0%
New Listings	5	<b>4</b>	- 20.0%	40	<b>27</b>	- 32.5%

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

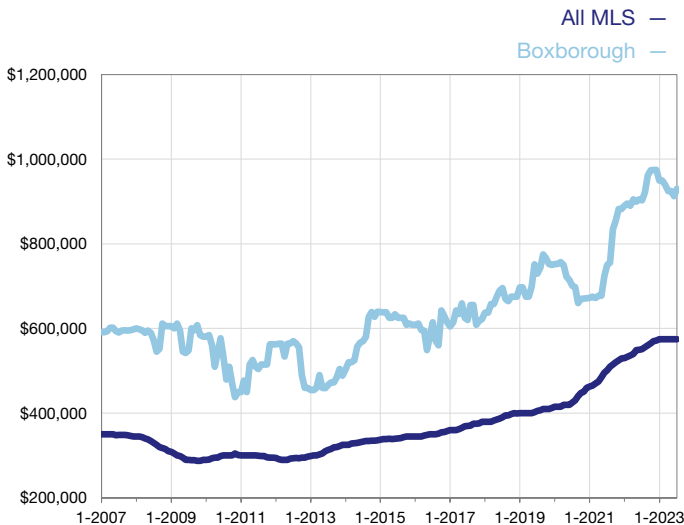
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	33	36	+ 9.1%
Closed Sales	3	2	- 33.3%	36	34	- 5.6%
Median Sales Price*	\$225,000	<b>\$556,498</b>	+ 147.3%	\$401,025	<b>\$248,500</b>	- 38.0%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	3.1	<b>1.5</b>	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	12	<b>196</b>	+ 1,533.3%	74	<b>73</b>	- 1.4%
Percent of Original List Price Received*	111.1%	<b>96.9%</b>	- 12.8%	105.2%	<b>103.3%</b>	- 1.8%
New Listings	5	<b>7</b>	+ 40.0%	37	<b>38</b>	+ 2.7%

\* 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

