

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	33	30	- 9.1%
Closed Sales	9	5	- 44.4%	35	26	- 25.7%
Median Sales Price*	\$1,000,000	\$929,000	- 7.1%	\$973,888	\$902,000	- 7.4%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	9	11	+ 22.2%	21	17	- 19.0%
Percent of Original List Price Received*	109.3%	105.5%	- 3.5%	107.9%	103.7%	- 3.9%
New Listings	0	4	--	40	31	- 22.5%

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

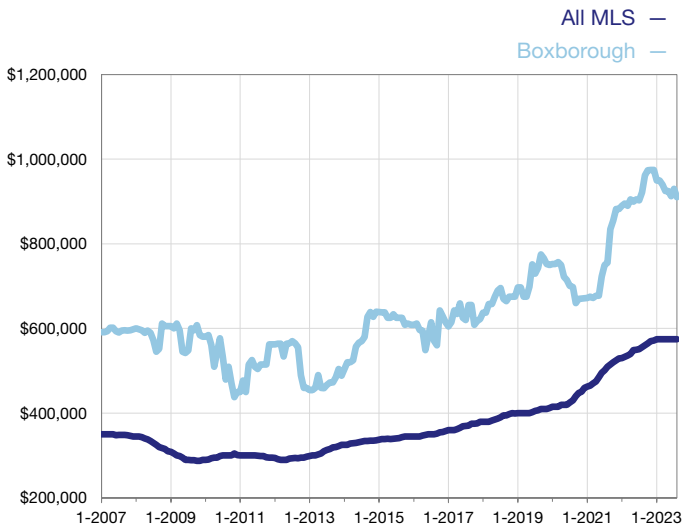
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	40	39	- 2.5%
Closed Sales	3	3	0.0%	39	37	- 5.1%
Median Sales Price*	\$176,000	\$215,000	+ 22.2%	\$235,000	\$247,000	+ 5.1%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	70	68	- 2.9%
Percent of Original List Price Received*	107.9%	107.1%	- 0.7%	105.4%	103.6%	- 1.7%
New Listings	3	4	+ 33.3%	40	42	+ 5.0%

* 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

