

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	35	32	- 8.6%
Closed Sales	4	5	+ 25.0%	39	31	- 20.5%
Median Sales Price*	\$1,087,500	\$1,000,000	- 8.0%	\$975,000	\$905,000	- 7.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	43	19	- 55.8%	23	18	- 21.7%
Percent of Original List Price Received*	98.1%	104.0%	+ 6.0%	106.9%	103.7%	- 3.0%
New Listings	1	3	+ 200.0%	41	34	- 17.1%

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

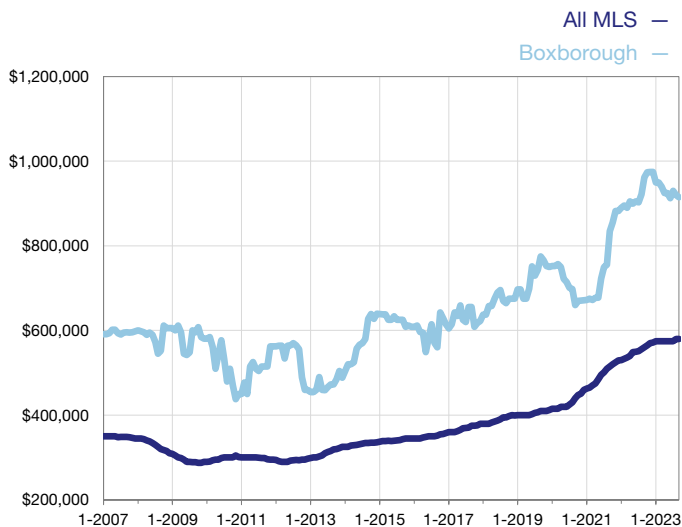
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	42	45	+ 7.1%
Closed Sales	4	5	+ 25.0%	43	43	0.0%
Median Sales Price*	\$230,500	\$224,900	- 2.4%	\$235,000	\$247,000	+ 5.1%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	16	182	+ 1,037.5%	65	81	+ 24.6%
Percent of Original List Price Received*	107.9%	98.4%	- 8.8%	105.6%	102.8%	- 2.7%
New Listings	3	1	- 66.7%	43	43	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

