

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	37	33	- 10.8%
Closed Sales	2	2	0.0%	41	33	- 19.5%
Median Sales Price*	\$886,000	<b>\$1,133,000</b>	+ 27.9%	\$975,000	<b>\$915,000</b>	- 6.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	59	14	- 76.3%	25	17	- 32.0%
Percent of Original List Price Received*	108.8%	<b>112.2%</b>	+ 3.1%	107.0%	<b>104.2%</b>	- 2.6%
New Listings	2	0	- 100.0%	43	34	- 20.9%

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

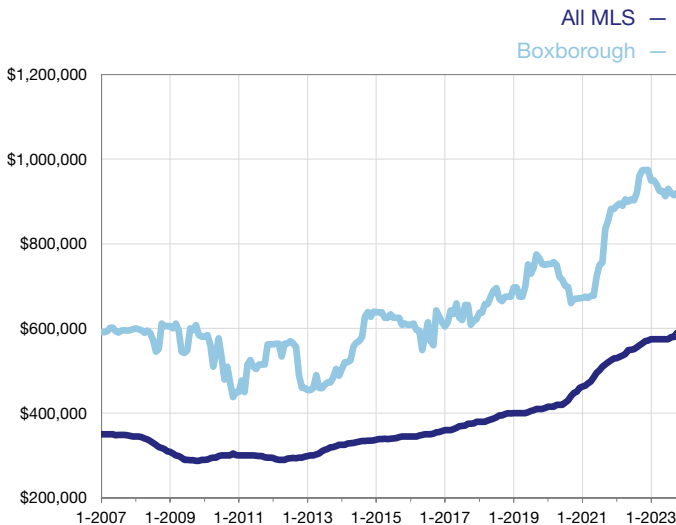
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	46	49	+ 6.5%
Closed Sales	9	9	0.0%	52	52	0.0%
Median Sales Price*	\$835,995	<b>\$460,000</b>	- 45.0%	\$240,000	<b>\$248,500</b>	+ 3.5%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	82	132	+ 61.0%	68	90	+ 32.4%
Percent of Original List Price Received*	106.1%	<b>98.8%</b>	- 6.9%	105.7%	<b>102.1%</b>	- 3.4%
New Listings	3	6	+ 100.0%	46	49	+ 6.5%

\* 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

