Local Market Update – October 2023

Boxford

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / −	2022	2023	+ / −
Pending Sales	9	**13**	+ 44.4%	94	**78**	- 17.0%
Closed Sales	10	**6**	- 40.0%	91	**73**	- 19.8%
Median Sales Price*	$934,950	**$885,000**	- 5.3%	$940,000	**$925,000**	- 1.6%
Inventory of Homes for Sale	21	**8**	- 61.9%	--	--	--
Months Supply of Inventory	2.3	**1.0**	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	49	**55**	+ 12.2%	28	**39**	+ 39.3%
Percent of Original List Price Received*	98.4%	**99.9%**	+ 1.5%	103.0%	**100.2%**	- 2.7%
New Listings	11	**9**	- 18.2%	116	**85**	- 26.7%

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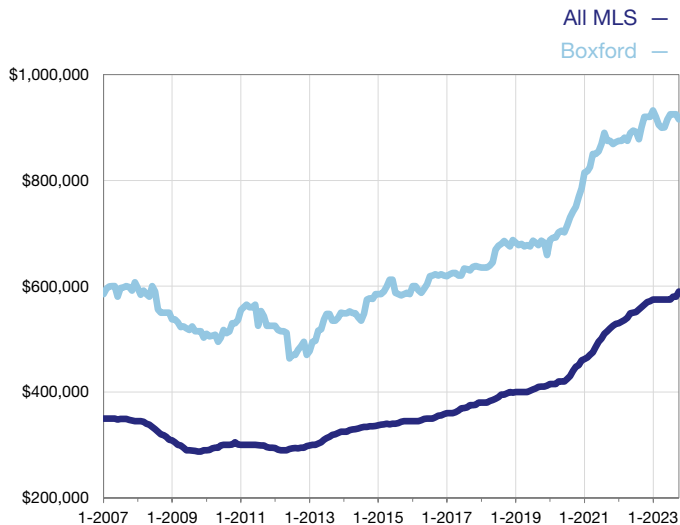
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / −	2022	2023	+ / −
Pending Sales	0	**0**	--	0	**7**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.0	**1.8**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	1	**0**	- 100.0%	1	**7**	+ 600.0%

* 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

All MLS —
Boxford —

Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

All MLS —
Boxford —

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