

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxborough

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	39	35	- 10.3%
Closed Sales	1	2	+ 100.0%	42	36	- 14.3%
Median Sales Price*	\$1,185,000	<b>\$769,000</b>	- 35.1%	\$987,500	<b>\$902,000</b>	- 8.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	111	21	- 81.1%	27	18	- 33.3%
Percent of Original List Price Received*	92.9%	<b>105.5%</b>	+ 13.6%	106.7%	<b>104.2%</b>	- 2.3%
New Listings	3	3	0.0%	46	37	- 19.6%

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

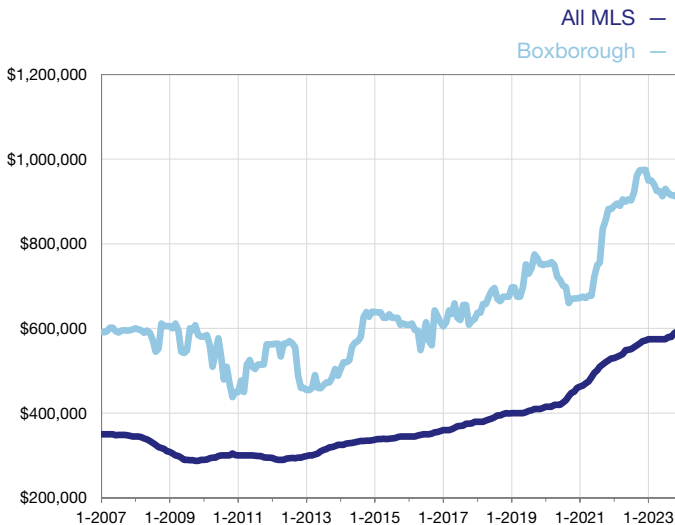
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	49	52	+ 6.1%
Closed Sales	2	4	+ 100.0%	54	57	+ 5.6%
Median Sales Price*	\$1,188,951	<b>\$380,000</b>	- 68.0%	\$309,525	<b>\$247,000</b>	- 20.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	66	84	+ 27.3%
Percent of Original List Price Received*	137.3%	<b>104.0%</b>	- 24.3%	106.9%	<b>102.1%</b>	- 4.5%
New Listings	4	4	0.0%	50	53	+ 6.0%

\* 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

