

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	8	- 42.9%	108	84	- 22.2%
Closed Sales	9	10	+ 11.1%	100	83	- 17.0%
Median Sales Price*	\$899,000	\$1,195,500	+ 33.0%	\$922,500	\$939,000	+ 1.8%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	40	41	+ 2.5%	29	39	+ 34.5%
Percent of Original List Price Received*	97.8%	96.4%	- 1.4%	102.5%	99.7%	- 2.7%
New Listings	9	9	0.0%	125	93	- 25.6%

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

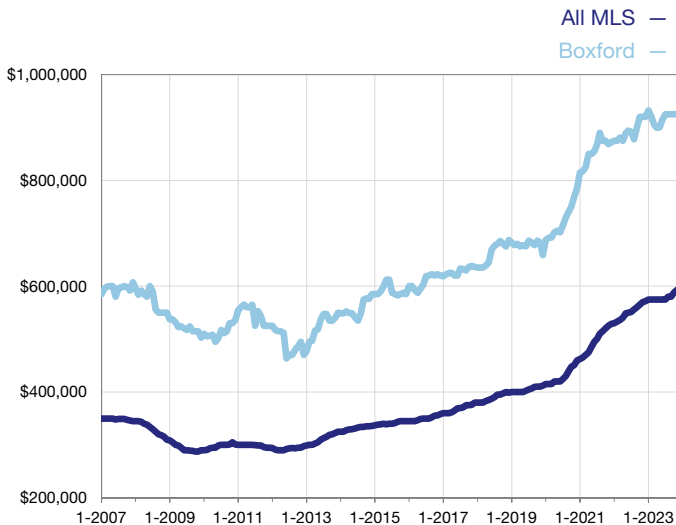
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	8	+ 700.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$500,000	\$1,019,299	+ 103.9%	\$500,000	\$1,019,299	+ 103.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	19	82	+ 331.6%	19	82	+ 331.6%
Percent of Original List Price Received*	111.1%	103.3%	- 7.0%	111.1%	103.3%	- 7.0%
New Listings	1	1	0.0%	2	8	+ 300.0%

* 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

