

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	42	36	- 14.3%
Closed Sales	1	1	0.0%	43	37	- 14.0%
Median Sales Price*	\$950,000	\$855,000	- 10.0%	\$975,000	\$899,000	- 7.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.3	--	--	--	--
Cumulative Days on Market Until Sale	25	14	- 44.0%	27	17	- 37.0%
Percent of Original List Price Received*	121.0%	114.2%	- 5.6%	107.0%	104.5%	- 2.3%
New Listings	0	1	--	46	38	- 17.4%

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

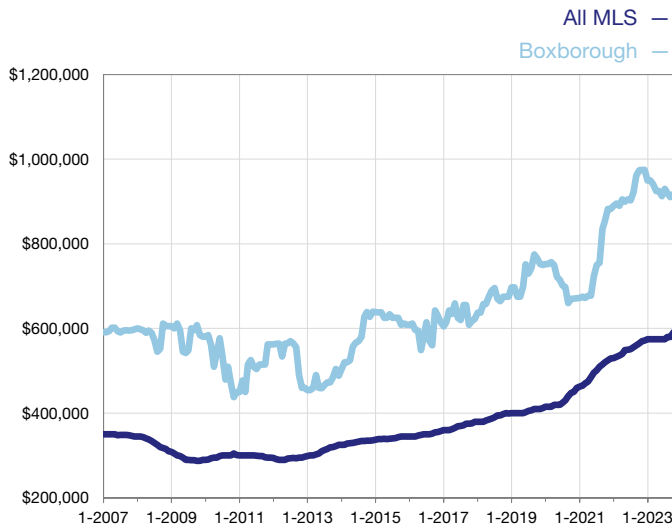
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	54	54	0.0%
Closed Sales	7	5	- 28.6%	61	62	+ 1.6%
Median Sales Price*	\$218,000	\$245,000	+ 12.4%	\$240,000	\$246,000	+ 2.5%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	65	20	- 69.2%	66	79	+ 19.7%
Percent of Original List Price Received*	102.2%	97.9%	- 4.2%	106.4%	101.8%	- 4.3%
New Listings	0	1	--	50	54	+ 8.0%

* 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

