

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boxford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	113	88	- 22.1%
Closed Sales	11	11	0.0%	111	94	- 15.3%
Median Sales Price*	\$830,000	<b>\$810,000</b>	- 2.4%	\$920,000	<b>\$927,000</b>	+ 0.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.7	<b>0.5</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	<b>21</b>	+ 23.5%	28	<b>37</b>	+ 32.1%
Percent of Original List Price Received*	103.1%	<b>98.8%</b>	- 4.2%	102.6%	<b>99.6%</b>	- 2.9%
New Listings	4	<b>1</b>	- 75.0%	129	<b>94</b>	- 27.1%

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

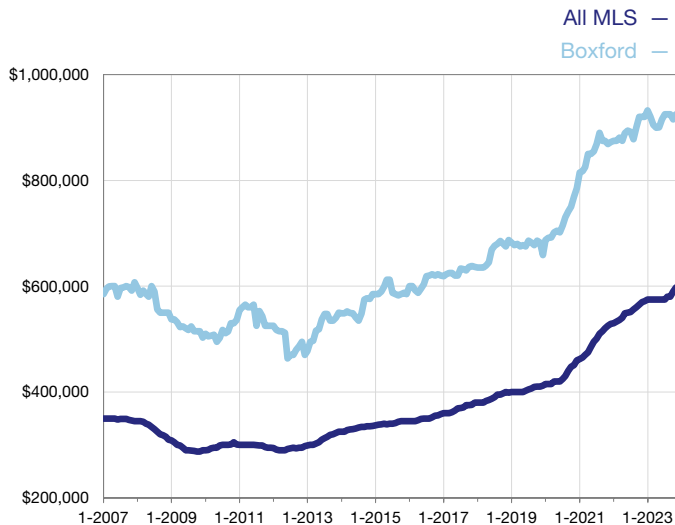
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	8	+ 700.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Median Sales Price*	\$0	<b>\$1,092,648</b>	--	\$500,000	<b>\$1,042,597</b>	+ 108.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	<b>1.8</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	0	<b>77</b>	--	19	<b>81</b>	+ 326.3%
Percent of Original List Price Received*	0.0%	<b>95.8%</b>	--	111.1%	<b>101.8%</b>	- 8.4%
New Listings	1	0	- 100.0%	3	8	+ 166.7%

\* 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

