

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

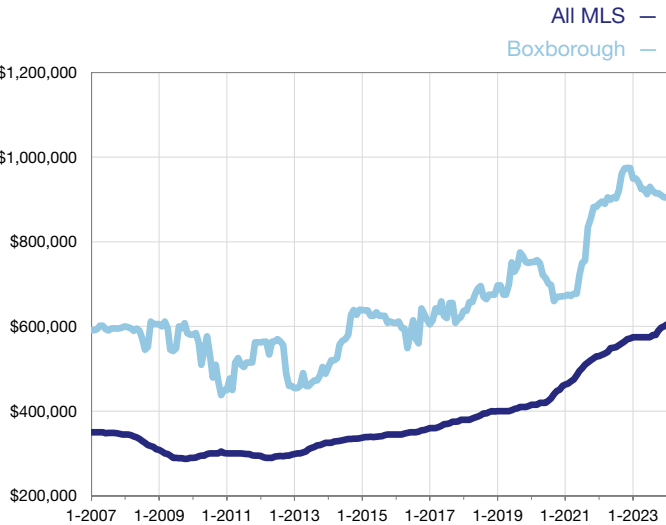
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	0	1	--
Closed Sales				2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*				\$797,500	\$735,000	- 7.8%	\$797,500	\$735,000	- 7.8%
Inventory of Homes for Sale				3	1	- 66.7%	--	--	--
Months Supply of Inventory				0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale				24	5	- 79.2%	24	5	- 79.2%
Percent of Original List Price Received*				96.1%	113.1%	+ 17.7%	96.1%	113.1%	+ 17.7%
New Listings				3	1	- 66.7%	3	1	- 66.7%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	1	- 50.0%	2	1	- 50.0%
Closed Sales				3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*				\$390,000	\$205,000	- 47.4%	\$390,000	\$205,000	- 47.4%
Inventory of Homes for Sale				7	2	- 71.4%	--	--	--
Months Supply of Inventory				1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale				143	29	- 79.7%	143	29	- 79.7%
Percent of Original List Price Received*				99.4%	95.3%	- 4.1%	99.4%	95.3%	- 4.1%
New Listings				3	2	- 33.3%	3	2	- 33.3%

* 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

