

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxborough

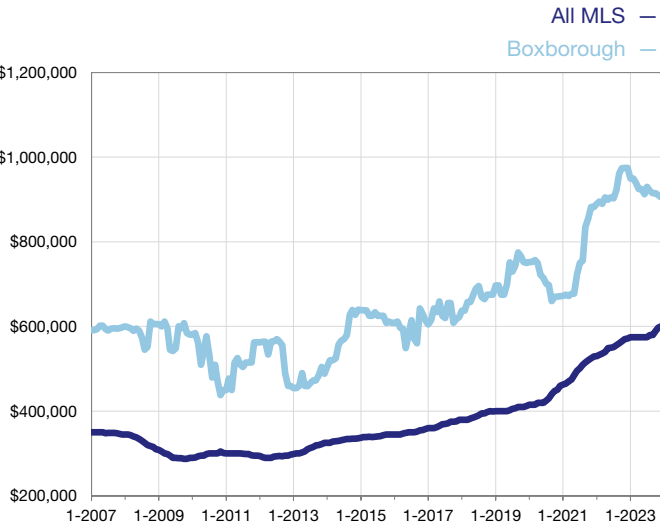
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	4	3	- 25.0%
Closed Sales	2	1	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$567,500	\$783,000	+ 38.0%	\$662,500	\$759,000	+ 14.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	58	6	- 89.7%	41	6	- 85.4%
Percent of Original List Price Received*	93.1%	111.9%	+ 20.2%	94.6%	112.5%	+ 18.9%
New Listings	4	2	- 50.0%	7	3	- 57.1%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	6	2	- 66.7%
Closed Sales	4	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$226,250	\$0	- 100.0%	\$240,000	\$205,000	- 14.6%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	84	0	- 100.0%	109	29	- 73.4%
Percent of Original List Price Received*	104.3%	0.0%	- 100.0%	102.2%	95.3%	- 6.8%
New Listings	7	5	- 28.6%	10	6	- 40.0%

* 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

