

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

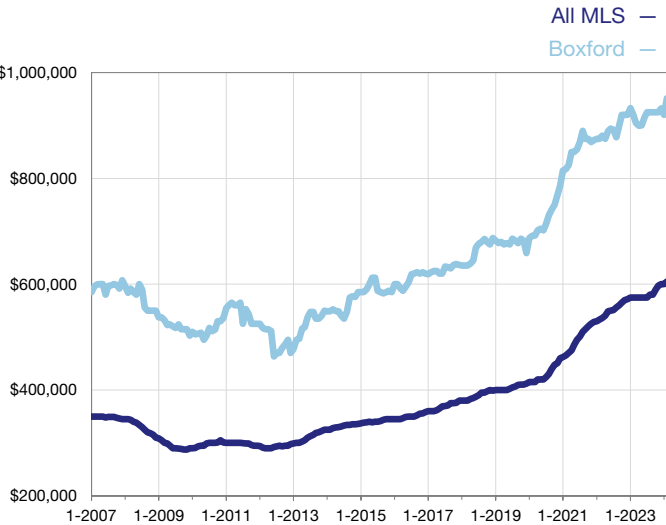
| Single-Family Properties | | | | February | | | Year to Date | | |
|--|--|--|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 4 | 2 | - 50.0% | 8 | 3 | - 62.5% |
| Closed Sales | | | | 6 | 2 | - 66.7% | 12 | 6 | - 50.0% |
| Median Sales Price* | | | | \$754,500 | \$935,000 | + 23.9% | \$874,775 | \$930,000 | + 6.3% |
| Inventory of Homes for Sale | | | | 8 | 4 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 0.8 | 0.6 | - 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 48 | 43 | - 10.4% | 53 | 36 | - 32.1% |
| Percent of Original List Price Received* | | | | 98.9% | 98.6% | - 0.3% | 94.7% | 101.9% | + 7.6% |
| New Listings | | | | 4 | 4 | 0.0% | 9 | 6 | - 33.3% |

* 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 | | |
|--|--|--|--|----------|------|----------|--------------|-----------|----------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 1 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Closed Sales | | | | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | | | | \$0 | \$0 | -- | \$0 | \$958,331 | -- |
| Inventory of Homes for Sale | | | | 2 | 3 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 2.0 | 2.5 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 0 | 0 | -- | 0 | 239 | -- |
| Percent of Original List Price Received* | | | | 0.0% | 0.0% | -- | 0.0% | 91.3% | -- |
| New Listings | | | | 0 | 0 | -- | 2 | 1 | - 50.0% |

* 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

